



The Preserve on FM 362 - Fast Facts

The tracts are currently priced at \$60,000 per acre, and the annual POA fees are \$2,500. The Preserve has deed restrictions in place to help maintain property values by making sure the homes are of a certain quality, the tracts are kept clean, and the common areas are well maintained. The deed restrictions also prohibit commercial businesses in The Preserve. The POA has bylaws that provide for a governance by property owners after all the tracts are sold.

The minimum square footage for homes is 2,500 square feet, and a guest house can be built. No garages may face the main road. The property is under a wildlife exemption for tax purposes, and the tracts are large enough so property owners can continue to have a wildlife exemption.

Each tract has a 75' vegetation barrier on both sides of the tracts, making for a minimum vegetation buffer of 150' between houses. The goal was to preserve the natural beauty between homes and provide privacy. We encourage vegetation buffers on the front as well, but it's not a requirement.

The tracts can be fenced with standard barbed wire or "no-climb" fencing, but tall game-proof fences are not allowed so the deer can roam the development in support of the wildlife exemption.

The main road will be asphalt eventually, but the rock base that is there now makes for a good interim road.

Electricity and fiber will be run underground. The entrance will be gated, and the gate will have a mag lock. The main road in the development will be private, and the POA fees will be used to maintain all common areas, including the road. There will be locking community mailboxes near the entrance. The main entrance will ultimately have a tasteful gate that will be built primarily from steel pipe, along with a keypad entry system and gate openers for residents.

Property owners will need to drill a water well and install a septic system.