

Pecan Valley Ranch

A copy of our total restrictions can be obtained by stopping by our sales information center or calling 1-800-BUY-LAND (1-800-289-5263).

Be sure to indicate what city and which development you need.

A rough summary for Pecan Valley Ranch in Bullard, Texas are as follows:

Type of Building Permitted

- 9.02 All Tracts shall be used for residential purposes only, and no building shall be erected, altered, placed, or permitted to remain on any Tract other than one single family dwelling not to exceed two (2) stories in height plus any workshops, private garages, barns, and other necessary outbuildings (all such outbuildings not to exceed thirty (30) feet in height), provided, however, that not more than one single family guest house may be erected on a tract in addition to the above. Guest house must be erected behind main house with same architectural design as main single family dwelling unless variations is granted by Architectural Control Committee. The exterior walls of any residence situated on any tract shall consist of not less than eighty percent (80%) brick, stone, or other similar construction: provided, however, that all construction shall be of materials designed and manufactured for finished exterior use on site built residence structures of average or better quality. All non-masonry exterior construction (if any), on any residence or other building must be approved by the Architectural Control Committee. No aluminum or vinyl siding is allowed on any exterior walls. No more than twenty (20) percent of total exterior walls may include hardipanel siding. All houses must have at least a nine (9) twelve (12) pitch roof or more.

Minimum Floor Area and Exterior Walls

- 9.03 Any single story residence constructed on Tracts on (1) through thirteen (13), tract fifteen (15), tracts seventeen (17) through twenty-eight (28), tracts thirty-two (32) through sixty-seven (67) must have floor living area of two thousand two hundred (2,200) square feet, exclusive of open or screened porches, terraces, patios, driveways, carports and garages: any residence two (2) stories in height must have a floor living area of not less than two thousand four hundred (2,400) square feet exclusive of open or screened porches, terraces, patios, driveways, carports, and garages.

Any single story residence constructed on Tracts fourteen (14), sixteen (16), and twenty-nine (29) through thirty-one (31), must have floor living area of not less than three thousand (3,000) square feet, exclusive of open or screened porches, terraces, patios, driveways, carports, and garages; any residence two (2) stories in height must have a floor living area of not less than three thousand two hundred (3,200) square feet exclusive of open or screened porches, terraces, patios, driveways, carports, and garages.

Any residence situated on any Tract except those described below must have a minimum width of not less than sixty-seven (67) feet, exclusive of carports, porches of any kind, awnings, roof overhangs, and the like.

Any residence situated on Tract fifty six (56) through sixty three (63), must have a minimum width of not less than fifty seven (57) feet; and Tract thirty two (32) and forty two (42), must have a minimum width of not less than fifty two (52) feet, exclusive of carports, porches of any kind, awnings, roof overhangs, and the like.

Landscaping

- 9.04 Prior to construction of any dwelling on a Tract, the lot owner must have a landscape plan approved by the Architectural Control Committee. Such plan must provide for the front and side yards to be sod or otherwise completely covered in all areas where grass is planned and for some shrubbery in the front yard. The approved landscape must be installed within ninety (90) days of completion or occupancy of the residence, whichever occurs first.

Garages

- 9.05 Every dwelling on a Tract shall have either an attached or detached garage with the capacity to hold at least two (2) automobiles. Said garage shall not front or open onto a street unless the lot is a corner lot and the garage fronts on a street other than the street which the residence fronts, or otherwise approved by the Architectural Control Committee.

Setbacks

- 9.06 No building shall be located on any of the Tracts nearer to the front lot line than fifty (50) feet, or nearer than fifty (50) feet to any side street line; except, however, minor variations of the minimum set-back line shall be permitted to allow for preservation and utilization of existing trees or views. No building shall be located nearer than fifteen (15) feet to an interior Tract line. No dwelling shall be located on any of the interior Tracts nearer than twenty (20) feet to the rear Tract line. For the purposes of this covenant, eaves, steps, and open porches shall not be considered as a part of a building, provided, however, that this shall not be construed to permit any portion of a building on a Tract to encroach upon any

other Tract, provided, however that this provision shall not apply to interior Tract boundary lines between contiguous Tracts having a common owner.

A variance may be permitted if a land tract makes the above setbacks unworkable, but only after the Architectural Control Committee approves such variances.

Prohibited Residential Use

- 9.10 No travel trailer, camping vehicle, basement, tent, shack, garage, barn, or other outbuilding erected or situated on any Tract shall at any time be used as a residence temporarily or permanently, nor shall any structure of a temporary character be used as a residence; provided, however, that nothing herein shall prohibit the temporary occupancy of a tent, camping vehicle, or travel trailer which is not permanently situated on a Tract. For purposes of this provision, temporary occupancy shall mean a period of occupancy not longer than forty-five (45) days including any periods of vacancy which commence after the start of the period of occupancy and which are shorter than ten (10) days in length.

Fencing

- 9.11 No barbed wire, hog wire, chain link, chicken wire, goat wire, or similar type fence shall be erected on any Tract. All fencing shall be of a decorative nature and Owner shall submit plans for such fencing to Declarant or the Architectural Control Committee for approval prior to construction. All fences shall be constructed with new materials. Privacy fencing is allowed in back yards and along drainage ditches only, with the approval of the Architectural Control Committee or Declarant.

The above items by no means represent the complete restrictions for the above-described subdivision.

**SUPPLEMENTAL AND THIRD AMENDED DECLARATION OF COVENANTS,
CONDITIONS, AND RESTRICTIONS FOR PECAN VALLEY RANCH
SUBDIVISION, PHASE ONE, SMITH COUNTY, TEXAS TO INCLUDE PHASE
TWO, THREE AND FOUR**

WHEREAS, The Hines Land Group, LTD, hereinafter called the "Declarant", is the owner of all that certain real property located in Smith County, Texas, known as "Pecan Valley Ranch Phase One," described as follows:

All that certain real property located in Smith County, Texas, known as Pecan Valley Ranch, Phase One, comprising all of Tracts One (1) through Sixty-Seven (67) of said subdivision as recorded in Cabinet D, Slide 146-D, and Slide 166-C of the Official Public Records of Smith County, Texas.

AND WHEREAS, Declarant is also the owner of that certain real property located in Smith County, Texas, known as "Pecan Valley Ranch, Phase Two," described as follows:

All that certain real property located in Smith County, Texas, known as Pecan Valley Ranch, Phase Two, comprising all of Tracts Sixty-Eight (68) through Seventy-Eight (78) and Tract Thirty One A (31-A), as recorded in Cabinet D, Slide 206-C of the Official Public Records of Smith County, Texas.

AND WHEREAS, Declarant is also the owner of that certain real property located in Smith County, Texas, known as "The Park at Pecan Valley Ranch", being Phase Three," of Pecan Valley Ranch subdivision described as follows"

All that certain real property located in Smith County, Texas, "The Park at Pecan Valley Ranch" being Phase Three of Pecan Valley Ranch subdivision comprising all of Tracts One (1) through Thirty Three (33), as recorded in Cabinet _____, Slide _____, of the Official Public Records of Smith County, Texas.

AND WHEREAS, Declarant is also the owner of that certain real property located in Smith County, Texas, known as "Pecan Valley Ranch, Phase Four," described as follows:

All that certain real property located in Smith County, Texas, known as Pecan Valley Ranch, Phase Four, comprising all of Tracts One (1) through Forty Two (42), as recorded in Cabinet _____, Slide _____ of the Official Public Records of Smith County, Texas.

AND WHEREAS, Pecan Valley Ranch, Phase One, Smith County, Texas is subject to that one certain Amended Declaration of Covenants, Conditions, and Restrictions and Phase Two is subject to those as well as that one certain supplemental Declaration of Covenants, Conditions, and Restrictions (the "Declaration"), recorded in Volume 6399, Page 176, and Volume 6696, Page 170 Smith County, Texas.

AND WHEREAS, section 3.02 of the Declaration reserves to Declarant the right to impose the Declaration or a substantially similar declaration upon additional property adjacent contiguous or nearby to Pecan Valley Ranch, Phase One;

NOW THEREFORE, the Declarant is hereby supplemented to impose the Declaration in its entirety upon Pecan Valley Ranch, Phase One, Two, Three and Four the following deviations, which apply to Pecan Valley Ranch, Phase One, Two, Three and Four.

Lake Area

9.21 The Lake described under this Article in the Second-Amended Declarations of Covenants, Conditions and Restrictions for Pecan Valley Ranch, Phase One, Smith County, Texas is hereby conveyed to Pecan Valley Ranch Homeowners Association and further described in Article 4.06 below.

Rights-of-Way, Streets, Nature Trails, and Other Common Areas

4.06 All of the Rights-of-Way, Streets, Nature Trails, Lake and Other Common Areas were initially owned by the Declarant. Declarant has agreed, and does by these presents convey all such areas, without consideration, to the Association. All of such areas are for the use and benefit of the Owners, their guests and invitees, and a license is hereby granted over and across all such areas to the Owners of the Tracts for the use thereof. Such license to use the areas shall be subject to such rules and regulations as promulgated by the Association, from time to time, and as may be reasonable and necessary for the safety and enjoyment of all of the Owners. Notwithstanding anything contained herein to the contrary, it is specifically agreed that the Owners shall at all times have the right to use of all streets for the purpose of providing rights of ingress and egress to and from their Tracts to a publicly dedicated roadway for themselves, their invitees and guest.

NOW THEREFORE, the Declaration is hereby supplemented to impose the Declaration in its entirety upon The Park at Pecan Valley Ranch, being Phase Three of Pecan Valley Ranch Subdivision the following deviations, which apply only to The Park at Pecan Valley Ranch, being Phase Three of Pecan Valley Ranch Subdivision:

Minimum Floor Area and Exterior Walls

9.03 Any single story residence constructed in **The Park** at Pecan Valley Ranch, being Phase Three on Tracts One (1) through Thirty Three (33) must have floor living area of one thousand eight hundred (1,800) square feet, exclusive of open or screened porches, terraces, patios, driveways, carports and garages. Any residence two (2) stories in height must have a floor living area of not less than two thousand (2,000)

square feet, exclusive of open or screened porches, terraces, patios, driveways, carports and garages.

NOW THEREFORE, the Declaration is hereby supplemented to impose the Declaration in its entirety upon Pecan Valley Ranch, Phase Four the following deviations, which apply only to Pecan Valley Ranch, Phase Four:

Any single story residence constructed in Pecan Valley Ranch, Phase Four, Tracts one (1) through ten (10) must have floor living area of three thousand (3,000) square feet, exclusive of open or screened porches, terraces, patios, driveways, carports and garages: any residence two (2) stories in height must have a floor living area of not less than three thousand two hundred (3,200) square feet exclusive of open or screened porches, terraces, patios driveways, carports, and garages.

Any single story residence constructed in Pecan Valley Ranch, Phase Four, Tract eleven (11) through forty two (42) must have floor living area of not less than two thousand five hundred (2,500) square feet, exclusive of open or screened porches, terraces, patios, driveways, carports, and garages: any residence two (2) stories in height must have a floor living area of not less than two thousand seven hundred (2,700) square feet exclusive of open or screened porches, terraces, patios and driveways.

NOW THEREFORE, the Declaration is hereby supplemented to impose the Declaration in its entirety upon Pecan Valley Ranch, Phase Two, Three and Four the following deviations which apply only to Pecan Valley Ranch, Phase Two, Three and Four.

Animals

9.27 In Phase Two, Three, and Four all dogs must be kept penned or fenced-in at all times or must be individually tethered or leashed. No stable, barn, shed, or sty in which livestock are housed or fed; no livestock feeding trough, bin or station; no poultry house, coop or yard; and no cattery shall be erected, used or maintained on any tract at any time for any purpose.

- A. No more than three (3) dogs may be raised, bred, kept or maintained on any Tract.
- B. No more than three (3) cats may be raised, bred, kept or maintained on any Tract.
- C. No swine may be raised, bred, kept or maintained on any Tract.
- D. No livestock or cattle may be raised, bred, kept or maintained on any Tract. As used herein, the term "livestock" shall include horses, mules, donkeys, calves, heifers, sheep, goats, llamas, and similar animals and ostriches, emus, and similar birds; and the term "cattle" shall include cows, bulls, steers, oxen, bison, calves and heifers.
- E. No poultry may be raised, bred, kept or maintained on any Tract.
- F. No lions, tigers, panthers, bears or similar animals may be raised, breed, kept or maintained on any Tract.

