

## **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. Deed restrictions document available. They were drafted to help maintain property values by keeping the development looking good.

The minimum square footage for homes is 2,500 square feet, and a guest house can be built as well. The property is under a wildlife exemption for tax purposes, and the tracts are large enough so the property owners can continue to have a wildlife exemption.

Each tract has a 75' vegetation barrier on both sides of the tracts, so there will be a minimum of 150' of vegetation 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.

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

Electricity and fiber will be run underground. The entrance will be gated, and the gate will have a mag lock. There will be community mailboxes near the front.

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