

## Ranches at Well Creek Subdivision

- All residential buildings will be constructed substantially similar to the Select Cabin floor plans we will attach, provided at least three sides will be stucco.

The Ranches at Well Creek will remain under the Community Charter. There will be no separate HOA for the subdivision. Set forth below are additional restrictions.

- Overhead electric power will be provided on one side of each access and interior road. Each homeowner will be responsible for providing power from the road to their residence.
- No water or sewer will be provided, and each homeowner must furnish and maintain at tis expense.
- It is LCP's intent to dedicate all roads for maintenance to Brewster County, failing which LHOA will maintain same without charge.
- All residential buildings will be constructed substantially similar to the Select Cabin floor plans we will attach, provided at least three sides will be stucco.
- No prefabs are allowed except upon written approval of the LHOA, which may be withheld in its sole and unfettered discretion.
- Foundations will be pier & beam or concrete slab.
- No mobile homes are allowed as the primary residence. Parking/storage of a mobile home will be allowed so long as the parking/storage area is fully enclosed (e.g., a garage).
- A mobile home may be used by guests of the homeowner on a transient basis (no longer than 15 days) so long as no rental is charged.

Social Memberships are available, please ask for more information.

LHOA fee ranges from \$100 to \$300.00 per year. (Subject to change)