

THE ESTATES AT TRIPLE R RANCH, UNIT 2 SPECIAL PROVISIONS

1. SUBDIVISION RESTRICTIONS AND PROPERTY OWNER'S ASSOCIATION:

Buyer acknowledges receipt of the 'Declaration of Covenants, Conditions and Restrictions', which includes "THE ESTATES AT TRIPLE R RANCH OWNERS ASSOCIATION, INC."

2. UTILITY SERVICES AND RELATED COST SUMMARY AS OF OCTOBER 1, 2023:

Developer acknowledges that to the best of its knowledge, the below information obtained from various sources is reasonably accurate and complete.

WATER:

Subdivision lot owners contracting with S. S. Water Supply Corporation (La Vernia, Texas - Tele: 830-253-1333) must pay the then current connection and deposit fees and be subject to its regulations and terms. The Water Company cost is approximately \$425.00 for a meter connection, which includes water meter membership, drop-in fee, back-flow, shut-off, and pressure regulator. Each lot owner must contact the Water Company before digging any waterlines, fence posts, or for any other digging needs. **Developer has pre-paid the Capital Improvement Fund to the Water Company. Therefore, each lot owner shall only be responsible for the meter connection fee.**

WATER DISTRICT NOTICE:

The real property, described below, that you are about to purchase is located in the EVERGREEN UNDERGROUND WATER CONSERVATION DISTRICT. The district has taxing authority separate from any other taxing authority, and may, subject to voter approval, issue an unlimited amount of bonds and levy an unlimited rate of tax in payment of such bonds. As of this date, the rate of taxes levied by the district on the real property located in the district is \$0.005000 on each \$100.00 of assessed valuation.

WATER HYDRANTS:

This Subdivision is not designed for fire flow capacity. This Subdivision does have filler hydrants (flush valves), which will support a fire truck's refilling by gravity flow without direct connection to S. S. Water Supply Corporation's water system. S. S. W. S. C. shall provide only one (1) service to each lot unless otherwise approved. This Subdivision may be upgraded to rated fire flow capacity in the future but does not now provide fire flow as that term is used by fire departments, water systems or insurance carriers.

PROPANE GAS:

Each lot owner must personally obtain propane gas, if needed, from local suppliers and Developer makes no representation concerning availability of gas service. Storage tanks may be purchased or rented.

TELEPHONE:

Each lot owner must personally contract with Frontier Communications for phone service. Developer makes no representation concerning telephone service availability. The telephone company may charge a prohibitive installation fee and may require a deposit for service.

INTERNET SERVICE:

Internet service may be available through various providers. Buyer must personally contact service providers to verify availability. Seller makes no representation of availability for any type of internet service including but not limited to cable, DSL, fiber, or fixed wireless.

SEPTIC TANK:

Each lot owner is responsible for installation of a septic tank and must comply with all county and state regulations and statutes regarding septic systems. The use of septic systems has been approved for all Lots by the Wilson County Health Department. A permit fee is required by the Wilson County Health Department (830) 393-8503. The estimated cost of a septic system containing a 1,000-gallon tank and lateral lines is \$5,000.00 to \$7,000.00.

ELECTRICITY:

Each lot owner must personally contract with Guadalupe Valley Electric Co-op (GVEC) (1-800-223-4832) Electric Company for electric service and Developer makes no representation concerning electric service. The electric company may charge an installation fee and a deposit for service.

3. MAIL SERVICE:
Mail will be delivered to the subdivision and placed in multi-unit boxes (NDCBU). Each lot owner must contact the LaVernia U.S. Post Office for mail service.

4. REAL ESTATE TAXES:
An estimate of the total annual taxes payable to Wilson County and Floresville Independent School District is determined by multiplying 1.83% (2022 tax rate) times the sales price of a lot.

5. LOT DRIVEWAY APPROACH AND DRAINAGE:
Refer to "Declaration of Covenants, Conditions and Restrictions" under Section 3.13, Driveways and Drainage. A Driveway Permit is required from Wilson County Health Department (830) 393-8503. Each lot owner will be required to install the necessary culverts, if any, as required by Wilson County (as shown on THE ESTATES AT TRIPLE R RANCH, UNIT 1 recorded plat).

7. RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:
This conveyance is made and accepted subject to any and all conditions, easements, restrictions, covenants, and reservations appearing of record relating to the above-described property in the real property records of Wilson County, Texas.

8. SUBDIVISION ROAD DAMAGES:
Each lot owner shall be directly responsible and liable for any road damages to THE ESTATES AT TRIPLE R RANCH subdivision roads resulting from any contractor work but not limited to and including aggregate and other material haulers.

9. CONSTRUCTION OF RESIDENCE:
Prior to the start of construction, building plans must be submitted to the Architectural Control Committee or Developer for approval. **No dwellings or structures commonly known as “barndominiums” may be located on a Lot.** The Architectural Control Committee, or the developer, shall have the exclusive right to make the determination if any building or proposed building is a “barndominium” and their decision regarding same will be final and non-appealable. During construction of a residence, it is required to have a construction dumpster for container storage of trash and building construction debris, and a portable construction toilet for construction workers. Both dumpster and construction toilet must be removed immediately upon completion of construction.

10. BURNING ON YOUR PROPERTY:
You must contact Wilson County Health & Public Safety Office at (830) 393-8503 to discuss requirements for burning on your property.

EACH BUYER, PRIOR TO SIGNING A CONTRACT TO PURCHASE ANY LOT OUT OF THIS SUBDIVISION, SHOULD BE FAMILIAR WITH THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, THE PROPERTY PLAT AND THE TERMS OF THE AGREEMENT, AND BY SIGNATURE HERETO ACKNOWLEDGES THAT BUYER(S) HAVE DONE SO AND ALSO HAVE PERSONALLY VIEWED AND INSPECTED THE SUBJECT LOT.

BUYER

DEVELOPER
LA VERNIA HOMES, LTD

BUYER

MARKETED BY
ROSE PROPERTIES
La Vernia, Texas

DATE

Rev:09/07/2023