



**SUMMARY OF GENERAL BUILDING REQUIREMENTS PER DCCR'S**

- 1800 Sq. Ft. minimum for 1-story and 2000 Sq. Ft for 2 story homes
- 2-story homes must have at least 1000 Sq. Ft. on ground floor
- 75% Masonry on total exterior (stone, stucco, brick, tile)
- Front must have at least 75% masonry
- Exception to masonry requirement: Log cabins are allowed
- Roofing- Composition of at least 25-year life, metal, tile
- Two-car garage minimum and must be side or rear entry
- All homes require installation of an on-site sewer facility (septic system)
- No time limit to build; once construction commences, exterior must be complete within 6 months
- Guest homes must be 500 to 1000 Sq. Ft. and must match the home exterior finishes
- Houses, workshops, RV garages, storage sheds, barns, pools, fences, and **all** other permanent structures require ACC approval
- No landscaping requirement
- No driveway requirement, however if built, require ACC approval
- Household pets must be contained on your property or on a leash
- Livestock are only allowed under sanctioned 4-H programs; no swine of any kind are allowed
- Hunting is not permitted

	<b>UNITS 1-3 (West of FM 306)</b>	<b>UNITS 4-10 (East of FM 306)</b>
<b>LOT SIZE</b>	2-10 Acres	1+ Acres
<b>SETBACKS</b>	75' front and rear 40' sides Corner lots vary	60' front and rear 20' sides Corner lots vary
<b>WATER</b>	Well Required	City water available from NBU
<b>POWER LINES</b>	Above ground	Under ground
<b>HORSES</b>	One per 2.5 acres	One per first 4 acres then one per 2.5 acres

FOR MORE DETAILED INFORMATION, VISIT [WWW.RIVERCHASEPOA.ORG](http://WWW.RIVERCHASEPOA.ORG)  
 INFORMATION PROVIDED AS A COURTESY BY REAL ESTATE HAUS (830) 214-7044

# River Chase



## ON THE GUADALUPE

**Acreage Home Sites** from 1 to 10 acres with magnificent views and an abundance of large oaks

- ❖ Paved County Maintained Roads
- ❖ Underground Utilities (Units 4-10)
- ❖ City Water (Units 4-10)
- ❖ Private well required (Units 1-3)
- ❖ Two private homeowners' parks

**58-acre Park** with pavilion on the Guadalupe River and 32-acre Park with clubhouse complex

- ❖ Build when ready with builder of your choice
- ❖ Quality deed restrictions – for details visit [www.riverchasepoa.org](http://www.riverchasepoa.org)
- ❖ No city taxes!
- ❖ Horses allowed (see restrictions)
- ❖ Low HOA dues
- ❖ Great schools in Comal ISD:
  - Hoffman Lane Elementary
  - Church Hill Middle School
  - Canyon High School
- ❖ Various Private schools

### Shopping

- ❖ San Marcos Outlet Malls (Premium, Tanger)
- ❖ Town Center at Creekside
- ❖ Historic Gruene

### Area Attractions

- ❖ Historic Gruene – [www.gruenetexas.com](http://www.gruenetexas.com)
- ❖ Schlitterbahn – [www.schlitterbahn.com](http://www.schlitterbahn.com)
- ❖ Natural Bridge Caverns – [www.naturalbridgecaverns.com](http://www.naturalbridgecaverns.com)
- ❖ Natural Bridge Wildlife Ranch – [www.wildliferanchtexas.com](http://www.wildliferanchtexas.com)
- ❖ Wonder World – [www.wonderworld.com](http://www.wonderworld.com)
- ❖ Animal World and Snake Farm - [www.exoticanimalworld.com](http://www.exoticanimalworld.com)
- ❖ Sophienburg – [www.sophienburg.com](http://www.sophienburg.com)
- ❖ Canyon Lake – [www.canyonlakechamber.com](http://www.canyonlakechamber.com)
- ❖ Comal and Guadalupe Rivers, Landa Park [www.nbcham.org](http://www.nbcham.org)
- ❖ Landa Park Golf Course – [www.nbtexas.org](http://www.nbtexas.org)
- ❖ The Bandit Golf Club – [www.banditgolfclub.net](http://www.banditgolfclub.net)

### Health Care

- ❖ Resolute Health (at Creekside Center)
- ❖ Christus Santa Rosa Hospital
- ❖ Central Texas Medical Center