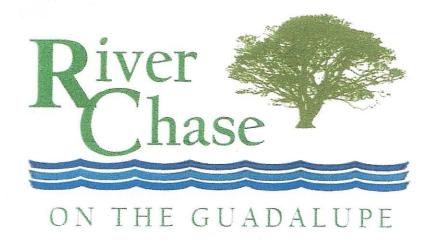


SUMMARY OF GENERAL BUILDING REQUIREMENTS PER DCCR'S

- 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

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

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



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
- No city taxes!
- Horses allowed (see restrictions)
- Low HOA dues
- Great schools in Comal ISD:
 - Hoffman Lane Elementary
 - o 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
- Schlitterbahn www.schlitterbahn.com
- Natural Bridge Caverns www.naturalbridgecaverns.com
- Natural Bridge Wildlife Ranch www.wildliferanchtexas.com
- ❖ Wonder World www.wonderworld.com
- Animal World and Snake Farm www.exoticanimalworld.com
- Sophienburg www.sophienburg.com
- Canyon Lake www.canyonlakechamber.com
- Comal and Guadalupe Rivers, Landa Park www.nbcham.org
- Landa Park Golf Course www.nbtexas.org
- The Bandit Golf Club www.banditgolfclub.net

Health Care

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