



## COMMUNITY

1 to 5 acre home sites available  
5,000 acres (approximately)  
Many lakes and ponds (a few that are 10-25 acres and stocked)  
More than 1,000 acres of conservation area

## PROXIMITY

Located one hour west of Fort Worth, off of I-20

### *Major Shopping & Dining:*

- 35 minutes east on Weatherford
- 30 minutes south in Stephenville

## RESIDENTIAL SERVICE PROVIDERS

Septic: Rod White Septic Design (817-613-6249)

Power: United Cooperative Services (254-965-3153)

Power is delivered throughout the community, primarily buried lines.

Water: Lake Palo Pinto Area Water Supply (940-769-3345)

Water is available throughout the community. Tap fee of \$5000 at time of construction.

## DUES

Homeowner dues are \$600/year (\$1200/year when built)

## STABLES

Ranch horses are available for complimentary use by landowners.

Boarding of your own horses at \$350/month

## DEED RESTRICTION HIGHLIGHTS

- 1,800 ft minimum for single story homes
- 2,200 ft minimum for two-story or 1 ½ story homes
- 2 Car Garage Minimum
- 75% Glass, Masonry, Wood or other Natural Material
- No timeframe to begin construction after purchasing land!
- No pre-fab or manufactured housing
- One secondary dwelling may be built between 500 and 1,200 square feet and must be approved by the ACC
- Fences must be of a decorative nature and approved by the ACC
- No temporary housing structures are permitted. Tent camping is acceptable. No RV's.
- No junk vehicles or unsightly accumulation of debris.
- Large animals are permitted under the following guidelines. 1 large animal is allowed on a tract 2 through 4.99 acres. For each acre above this you gain an additional large animal. Large animals are defined as a horse or cow. No swine are allowed and animals are not permitted which become a nuisance.
- Dogs are permitted however no breeding or other for profit ventures are permitted.
- Water wells are not needed with central water available for EPPAWSC
- No tracts may be subdivided.
- No hunting is allowed on 7-R Ranch.
- No ATV's are permitted on the roads or in conservation areas within 7-R Ranch.
- ACC turned over from developer at 90% sold out.
- Amenities turned over at 100% sold out.

*Full details are provided with our purchase agreement. This meant only to summarize the highlights.*