



Highlights of the Valentine Ranch Property Owner's Association (VRPOA) Covenants, Conditions, and Restrictions for Home Building at Valentine Ranch:

1. The VRPOA Architectural Control Committee (ACC) must approve.
  - ♥ All House Plans.
  - ♥ All home builders and remodelers
  - ♥ All Landscaping & exterior improvements
2. Homes where the entire structure is visible must be at least 100% rock or stucco.
3. Homes where back of structure is not visible must be at least 75% rock or stucco.
4. Homes must be a minimum of 2,200 square feet, regardless of one (1) or two (2) stories.
5. Homes must have minimum three (3)-car, side entry garage. (Detached garage OK)
6. All owners must install an aerobic type septic system.
7. The roof of all improvements shall be of tile, slate, or standing seam metal.
8. Homes must have concrete driveways.
9. Out buildings must match the materials and exterior of the main home.
10. No brick, mobile, or manufactured homes may be constructed.

Valentine Ranch Property Owner's Association Dues:

- ♥ Initial Deposit to the VRPOA Reserve Account-\$1010.00 will be collected at closing. This is a one-time contribution to the Reserve Account to assure a strong association.
- ♥ Annual dues of \$1010.00 will be pro-rated at closing, and due annually on January 1<sup>st</sup> of each year. This amount equates to \$84 per month and includes weekly garbage pick-up.
- ♥ Contribution to the Medina Lake Volunteer Fire Department of \$120 will be pro-rated at closing and will be due annually on January 1<sup>st</sup> of each year.

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