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Highlights of the Valentine Ranch Property Owners 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 and exterior improvements
2. Homes must have a Hill Country or Tuscan design.
3. Log homes by certain log home companies are allowed on some lots.
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. Standing seam metal roofs are preferred.
7. Homes where entire structure is visible must be 100% rock or stucco.
8. Homes where back of structure is not visible must be at least 75% rock or stucco.
9. Homes must have concrete driveways.
10. Out Buildings must match the materials and exterior of the main home.
11. No brick, mobile or manufactured homes.

Valentine Ranch Property Owners Association Dues:

- ♥ Initial Deposit to the VRPOA Reserve Account- \$840 will be collected at closing. This is a one-time contribution to the Reserve Account to assure a strong association.
- ♥ Annual dues of \$840 will be pro-rated at closing, and due annually on January 31st of each year. This amount equates to \$70 per month and includes weekly garbage pick-up.
- ♥ Mandatory contribution to the Medina Lake Volunteer Fire Department of \$120 will be pro-rated at closing and will be due annually on January 31st of each year.