



## Overview of StarGazer Ranch Land Use Restrictions

### Uses

Properties are restricted to primarily single family residential use including small scale farming and livestock operations as more specifically set out in “Declaration of Covenants and Restrictions for StarGazer Ranch Subdivision” and amendments.

Short term rentals are not permitted.

### Housing and building improvements

Building and construction of improvements require written approval and must be compatible with the development and meet minimum standards.

Homes must be a minimum of 1,800 SF and set back a minimum of 50 feet from any property boundary on properties of eight acres or less and a minimum of 100 feet from any property boundary on properties of more than eight acres. Each home must be clad in stone, brick, or traditional stucco at least four feet high on three sides, and exterior of home must be at least 25% masonry.

Utility lines to any improvement must be installed underground.

Mobile and manufactured homes will not be permitted.

**No deadline to start construction of improvements.**

### Hunting

Hunting, in keeping with all applicable laws and certain guidelines, is permitted, but only with compound bows, non-mechanized bows, and crossbows. No rifle hunting is permitted.

### Property boundaries

Properties may not be further subdivided or reconfigured without written permission.

### Property owners' association

A fee of \$1,000 shall be collected at time of sale for each platted lot, as well as an annual assessment of \$200 to fund maintenance of the subdivision. These assessments are subject to change as needed to maintain the subdivision in the judgement of the property owners' association — StarGazer Ranch Maintenance Company.

**Contact us for complete “Declaration of Covenants and Restrictions for StarGazer Ranch Subdivision.”**



The information and graphics presented herein are for the purposes of illustration and marketing, and cannot be relied upon for accuracy in evaluating the property. You are advised to perform your own due diligence. | 022822

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