



Home Owner's Association

Summary of Covenants, Conditions, Restrictions And Design Guidelines

HOMESITES:

One Acre Minimum

HOME SQUARE FOOTAGE MINIMUM:

Single Story 2700 Square Feet

Two Story 3300 Square Feet

MASONRY:

100% of total masonry products include, but are not limited to stone, brick and stucco

ROOFING:

Metal, Clay Tiles, and Composition Shingles – 280 lbs/Square (30 Year Life)

HOMESITE CLEARING:

Limited to building envelope, drives and walks.

Except as noted, trees of 8-Caliper inch or greater may not be removed outside an area of fifteen feet from roofline without permission of the Architectural Review Committee

LANDSCAPING:

Preservation of native vegetation is encouraged. The desired landscape design concept employs native plants, drip irrigation and low maintenance grasses

FENCING:

Wrought Iron or Masonry fencing. No Wood, Chain Link or Agricultural Panel fencing allowed

Architectural committee approval needed for: Home site plan, home exterior design including materials and color, fencing, pool, landscaping and any other improvement on property

HOMEOWNER'S ASSOCIATION DUES:

\$800.00 Initial Assessment Fee

\$575.00 Yearly Assessment Fee



RIVER PLACE



AT GRUENE

R I V E R P L A C E A T G R U E N E

Community Profile

COMMUNITY AMENITIES:

River Park – Deck, River Entry, Picnic Areas
Observation Point Park
Fully Landscaped Entry and Street Medians

UTILITIES

WATER:
SEWER:
ELECTRIC:
TELEPHONE:
INTERNET:
CABLE:
TRASH:

ALL UNDERGROUND

New Braunfels Utilities
Comal County Permit Individual Septic
Pedernales Electric
Time Warner / AT&T/ Dish
Time Warner / AT&T
Time Warner / AT&T/ Dish
IESA or Waste Management

SCHOOLS:

COMAL INDEPENDENT SCHOOL DISTRICT (Comalisd.org)

Hoffman Lane Elementary School
Church Hill Middle School
Canyon High School

PRIVATE AND PAROCHIAL SCHOOLS

New Braunfels Christian Academy
St. Peter and Paul

PROPERTY TAX RATE (2008):

Comal County
Comal ISD
Lateral Road
ESD #7

Total \$1.718 per \$100 of Valuation

\$.252923
\$1.310000
\$.055100
\$.100000

