

## ***Welcome Neighbor!***

***Rustling Oaks is a deed restricted subdivision, and has a mandatory membership requirement in the “Property Owners Association”. Membership dues are currently \$12 per month for one lot and \$7 per month for every extra lot as recorded on the original survey plat for each phase (replat properties have no bearing in determining the membership dues). These dues are paid on an annual basis and are due by January 1<sup>st</sup> of each new year.***

***The money is used for street repairs, beautification projects, mowing of the common area, other approved Community projects and operating expenses.***

***The “Architectural Control Committee” (ACC) follows the guidelines provided in the ‘Declarations of Covenants, Conditions and Restriction. ALL CONSTRUCTION that a property owner wants to perform on their property requires ACC written approval. This is to protect everyone’s property value.***

***The ACC are fellow neighbors and will work with you to achieve your construction needs. Feel free to contact us, as we will be more than happy to answer your questions.***

***Here are a few of the common expectations in Rustling Oaks:***

- Campers, Travel Trailers and RV’s are allowed on vacant lots for TEMPORARY USE ONLY (weekends, vacations) and must be REMOVED when such time is over. AT NO TIME MAY THE CAMPER, TRAVEL TRAILER or RV be stored in any manner on a vacant lot.***
- Campers, Travel Trailers or RV’s must have written ACC approval before being brought onto your property. Please contact one of the ACC members shown on the last page.***
- A Storage Building on vacant lot(s) is under the control of the Navarro County Richland/Chambers Lakeshore Area Zoning Ordinance and must be approved by the ACC, as the restrictions are in place. Please consult an ACC member.***

- ***All Fences must be approved by the ACC. NO chain link, hog wire, pipe, etc. is allowed across the front (Nearest the road) of the property.***
- ***Hunting or recreational shooting, such as target practice or discharging of a firearm, pellet gun, BB gun, or the like, is not allowed in the subdivision.***
- ***Dogs and other pets must be restrained and are not allowed to roam freely in the subdivision. Complaints regarding nuisance pets can result in fines to the owner!***

#### ***Burn Pile***

***Rustling Oaks Estates has been granted use of a burn pile area by Kodiak TJ LLC ( Developers ). THIS IS THEIR PROPERTY! ONLY woody vegetation shall be allowed from a property owners lot! No household garbage, construction material, metal, boxes, etc. NO material shall be brought in from outside of Rustling Oaks Estates!***

#### ***Current Architectural Control Committee Contacts:***

***Mike Stotler***

***281-900-9686 (Cell)***

***Richard Coker***

***903-390-2727 (Cell)***

***Michael Norris***

***512-789-2299 (Cell)***

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