

Roans Prairie Park

Brazos Land Company
936-873-4000
info@brazoslandco.com
116 S. Main St.
Anderson, Texas 77830

YOU ARE AT HOME AT...

Roans Prairie Park

Roans Prairie Park (RPP) is purposefully designed to provide affordable housing sites with standards to protect your investment and create a community that you will be proud to call home. The excellent schools and location with convenient access to major roads, shopping, and medical are contributing factors to the Park's desirability.

Preserving an environment that provides a safe, quiet, and beautiful place to live, and protecting the value of your investment is the reason that regulations and standards are in place at RPP. These standards are intended to help provide a clean, friendly, and safe Community for years to come.

Located just south of Roans Prairie near Hwy 30 and Hwy 90 approximately half way between College Station and Huntsville, its location offers convenient access to major routes to Houston, Dallas, and Austin.

Use and Restrictions

1. Single Family Residential. Shall include stick built and manufactured or mobile homes which are no older than 10 years, provided:
 - a. Any manufactured or mobile home have all axles and the tongue removed at the time of initial install and skirting installed within 30 days of the date the home is placed on the lot, after hookups are completed. Skirting material permitted includes only brick, stone, or material that is manufactured specifically for use as skirting for mobile homes.
 - b. A wooden deck is built on the side of the manufactured or mobile home facing the street with a minimum width of eight (8') feet and a minimum length of twelve (12') feet and must be made of treated lumber. Decks must be skirted to match the home. Decks must be installed within 6 months of move-in.
 - c. Stick built homes shall be completed as to exterior finish and appearance within twelve (12) months from the setting of forms for the foundation.
2. Foundation Requirements. All building foundations shall consist of either: (i) concrete slabs, or (ii) piers and beams, with the entire building being skirted with brick or materials which match the outside of the building. Manufactured or mobile homes must

be blocked and anchored in accordance with the State Laws, and TMHA recommendations.

3. Maintenance. Homes, including skirting, trim, siding, decks, stairs, storage units, and all other additions, must be kept in good cosmetic and structural repair at all times (including but not limited to painting). Roof and shingle repairs must be done with exact matching shingles.
4. Setbacks. TBD
5. Garbage and Trash Disposal. Trash shall be kept in sanitary containers and shall be disposed of regularly. All equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition. The burning of garbage and/or trash is prohibited.
6. Non-Running Motor and Vehicles. Non-running vehicles must be screened from view.
7. Lot Maintenance. Residents must maintain their spaces in a clean and orderly fashion at all times. Residents must care for their lawns, trees, shrubs and other plants. Residents are responsible for their space starting at the road and going all the way to the back property line. Residents are responsible to mow their spaces, trim around their home, storage building and trees.
8. Noxious or Offensive Activities Prohibited. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.