

REPUBLIC GRAND RANCH

SUMMARY OF PROTECTIVE COVENANTS

UTILITIES & IMPROVEMENTS

- High-Speed Fiber Optic Internet
- Underground Electric Service SHECO (co-op)
- Central water & On-site Aerobic Septic
- All roads will be Asphalt paved surfaces w/ ditch & culvert drainage

COMMUNITY & SURROUNDING AREA AMENITIES

- Parks, private stocked lake & fishing dock, pavilions, nature reserves & trails
- 20-minutes to The Woodlands, 10-minutes to Lake Conroe (marina, boat ramp, camping)
- Desirable Willis ISD only 5 minutes away with small classroom sizes & top rated sports programs
- New dining, shopping and entertainment growth in Willis (HEB, Gringos, Longhorn, Lowes & more)

BUILDING & USE RESTRICTIONS

- 2,000 sqft minimum home size, 500 sqft minimum guest home size, residential use only.
- Wide variety of accessory buildings permitted, including matching custom structures and approved metal buildings.
- No clear-cutting of trees, protective covenants are in place to preserve the "forest-look".
- Property fencing is permitted, fencing types outlined & specified in Protective Covenants.
- No manufactured or mobile homes are permitted on any property, only custom homes are allowed.
- One horse & three laying hens per acre allowed for homesites or composite homesites that are 2 acres or greater in size. Livestock only allowed for 4H & FFH purposes.
- 100' front building setbacks, 20' side setbacks, 25' rear setback on all homesites.
- Minimum of 60% masonry, stone, and stucco construction on the front of all homes.

PROPERTY OWNERSHIP FEES & TAXES

- Low Tax Rate: Montgomery County \$1.67 per \$100 (2025)
- Only \$495 Annual POA Dues, composite lots pay single dues!
- NO MUD TAXES & NO TIMEFRAME TO BUILD!!





APPROVED BUILDERS



ROYAL TEXAN HOMES

Home Sales | 936-271-4425

sales@royaltexan.com



PARTNERS IN BUILDING

Home Sales | 281-356-5339

info@partnersinbuilding.com



DESIGN TECH HOMES

Home Sales | 281-355-1591

info@dth.com



SIERRA CLASSIC CUSTOM HOMES

Sales | 281-978-2201

Alicia Schutlz | 210-718-6680

Samantha Haude | 210-317-1898

Scott Siple | 281-505-5429



BLACKOAK CUSTOM HOMES

Mack Davis | 281-853-9762

md@blackoak-homes.com



RVISION HOMES

Scott Edmiston | 936-730-4883

scott@rvisionhomes.com



SUPERIOR HOMES CUSTOM

Scooter Jefferson | 936-276-6361

scooterjefferson@superiorhomescustom.com



TILSON CUSTOM HOME BUILDERS

Amy Williams | 936-755-1643

williamsa@tilsonhomes.com

Catherine Knox | 936-755-1642

knox@tilsonhomes.com



PRECISION HOMES

281-353-9883 ext. 1

info@precision-homes.com



JAMESTOWN ESTATE HOMES

John Mingarelli

john.mingarelli@jamestownestatehomes.com

