

21346 Big Buck Dr
Cleveland, TX 77328



PEACH CREEK PLANTATION

IMPORTANT COMMUNITY INFORMATION FOR BUYERS

Acreage living w/ room to create your own vision. Peach Creek Plantation is a deed-restricted acreage community in Cleveland, TX. Property owners are members of the Peach Creek Plantation POA, which maintains common areas, administers architectural approvals & enforces the community covenants.

9.98 AC SUBJECT PROPERTY	1,500 SF MIN. HOME SIZE	2-CAR ENCLOSED GARAGE	1 HORSE/AC PERMITTED
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BUILDING & PROPERTY IMPROVEMENTS

Buyers have substantial room to customize their property, but this is not an unrestricted community. Exterior improvements require Architectural Control Committee (ACC) approval before work begins.

- Minimum home size: 1,500 sq ft.
- Home must include an enclosed 2-car garage.
- New homes require ACC approval before construction.
- Custom homes, barns, workshops, garages, pools, fences & other improvements may be possible subject to deed restrictions, setbacks, permits & ACC approval.
- The ACC reviews the overall appearance & compatibility of proposed construction.
- Non-conventional home designs should be discussed w/ the ACC during the design stage.
- Architectural submissions generally require elevations, floor plans, a scaled site plan, exterior colors/materials & applicable building/septic permits.

PLANNING A BARNDOMINIUM OR UNIQUE HOME?

The community does not simply allow buyers to "build anything." The ACC reviews non-conventional designs & expects homes to include multiple exterior design features that give them the appearance of a residence.

BUILDING SETBACKS

The POA states that deed restrictions govern where setback information conflicts. Current community guidance lists:

75 FT FRONT	40 FT REAR	15 FT SIDE
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Buyers should confirm the recorded restrictions applicable to the exact lot before designing or placing improvements. **HORSES, PETS & COUNTRY LIVING**

Peach Creek Plantation supports a country-living lifestyle that can be difficult to find in more traditional subdivisions. • 1 horse per acre is permitted.

- Up to 5 dogs, cats or household pets per lot are allowed for non-business purposes.
- Hogs are not permitted.
- County leash laws apply.

NEARLY 10 ACRES OF POSSIBILITIES

At 9.98 acres / 434,729 sq ft, this tract offers room for a custom estate, horse setup, barn, workshop, pool, garden, outdoor entertaining areas & additional storage structures, subject to applicable restrictions & approvals. The prior MLS also notes the tract can be subdivided.

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PRIVATE COMMUNITY PARKS & LAKES

Peach Creek Plantation provides 4 private community park/lake areas for property owners & their guests:

BIG BUCK LAKE PARK 21286 Big Buck Dr	PEACH CREEK PARK 2000 White Buck Ct
GRANT LAKE PARK 4231 N Duck Creek Rd	KADE LAKE PARK 4280 Holstein Dr

The POA maintains park grounds & facilities. Parks are intended for fishing, picnics & gatherings. They are private, not open to the general public, & a property owner must be present when hosting guests. Reservations are required for parties of more than 10 or dedicated park use.

POA DUES

\$200/YR COMMON-AREA SECTIONS	\$250/YR GATED SECTIONS
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Assessments are annual, due January 1 & become delinquent after January 31. Buyers should confirm the exact current assessment applicable to the property before closing.

NO MUD DISTRICT

According to the community FAQ, Peach Creek Plantation is not located in a MUD district. Property owners may select their own trash provider & gas/energy provider where applicable. Trash schedules depend on the company selected by the individual owner.

RV, BOAT & VEHICLE STORAGE

- RVs & boats may be stored on the property, but they cannot be visible from the street.
- Junk vehicles are not permitted.

FENCING

Road-frontage fencing must be constructed of wood, vinyl, wrought iron or masonry & requires ACC approval prior to construction. Fences must be maintained in good condition.

HOME-BASED BUSINESS

Lots cannot be used for commercial, professional, manufacturing or business operations. A home occupation may be permitted as long as there is no external evidence of the business.

BUYER TAKEAWAY

This community offers significantly more space & flexibility than a typical suburban subdivision, while still using deed restrictions & ACC review to preserve the overall character of the neighborhood.

PROPERTY OWNER RESPONSIBILITIES

Owners maintain their individual properties, while the POA maintains community common areas. Exterior improvements should go through the architectural approval process. According to the community FAQ, compliance inspections are generally conducted on a bi-weekly basis.

TOWNSQ & COMMUNITY MANAGEMENT

Peach Creek Plantation is professionally managed by Goodwin & Company. Owners can use TownSq to pay assessments, access community documents & forms, submit requests, track service inquiries, receive community news & events & submit architectural projects.

Community Manager	HPCPmanager@goodwintx.com
Architectural Questions	HOUarchitectural@goodwintx.com
Customer Service	855-289-6007
General	info@goodwintx.com

QUICK BUYER CHECKLIST

- Review the recorded Covenants, Conditions & Restrictions for the property section.
- Confirm current POA dues, transfer/resale fees & account status before closing.
- Confirm setbacks & improvement placement using the deed restrictions and a current survey.
- Submit proposed exterior improvements to the ACC before construction.
- Verify utility availability, septic requirements & permitting for the intended build.
- Confirm subdivision requirements if planning to divide the acreage.
- Verify rules for horses, fencing, barns, workshops, RV/boat storage & other planned uses.

IMPORTANT BUYER NOTICE

PLEASE VERIFY BEFORE PURCHASE OR CONSTRUCTION

This sheet is intended as a simplified overview of information currently published by the Peach Creek Plantation POA. It is not a substitute for the recorded Covenants, Conditions & Restrictions, plats, resale certificate, survey, permits or professional advice. Where summary rules conflict w/ the Covenants or Bylaws, the governing documents control. Buyers should independently verify restrictions, assessments, utilities, subdivision ability & approval requirements for the specific property before purchase or construction.

Peach Creek Plantation POA Website

hpcp.sites.townsq.io

Buyer information summary | Peach Creek Plantation | Verify all information independently