

The Ranches at Blackbuck Ridged

Short version - Covenants, Conditions and Restrictions and other information

Main house - 1400 Sf - Excluding porches, garages, and storage; 2-car garage attached or detached; 2-car carport attached only; 3' wainscoting along front and sides.

Guest House - Minimum 500 sf and no more than ½ the size of the main house.

Barn/Shop/Storage – Harmonious with main dwelling; 3' wainscoting along front and sides; located behind main dwelling; can build first; can contain guest quarters 50% or less of the space; can live in while construction of main house; can use as a weekend getaway.

RV's – 30-day max at a time; 90 total days/year; can be temp residence during construction of main home, must have septic system, located at rear of property and 12 months max

Equipment – in enclosed structure or reasonably screened from view.

Animal Husbandry – 1 animal per every 2 fenced acres. Pigs, hogs, and peacocks are not allowed. 20 or less chickens/turkeys per tract. Must be kept in coop.

No 18 wheelers

Size – 1700 acres, 232 lots

Property sizes – 5 to 15+ acre tracts

Property Use – Single Family Residential

Schools – Burnet CISD 512-765-2114

Taxes – 1.159% and Wildlife Valuation available

Hospitals – Lampasas [Ascension Seton Lampasas Health Center](#)

Burnet [Ascension Seton Highland Lakes](#)

Marble Falls [Baylor Scott & White](#)

Fire – Burnet Volunteer Fire Department 512-756-5911

Police – Burnet County Sheriff's Department 512-756-8080

Electric – Pedernales Electric Cooperative 830-693-5525 www.pec.coop

Gas – Individual propane tank is desired.

Sewer – County approved septic system.

Roads – private/gated

Shopping – Lampasas 20 minutes, Burnet 20 minutes, Marble Falls 30 minutes

Water – Individual wells

