Willow Creek - Deed Restrictions Analysis

	Sec. 1	Sec. 2	Sec. 3	Sec.4	Sec. 5	Sec. 6	Sec. 8	Sec. 9 (L310-320)	Sec. 9 (L321-351)	Sec. 9A (L352-354)	Sec. 10A	Sec. 10B	Sec. 11-12	The Ridge II
Finishing Construction						No house or other structure may remain unfinished for more than 1 year after the slab has been commenced	Same as Sec. 6	Same as Sec. 6	Not noted	Not noted	Same as Sec. 6	Not noted	Not noted	Not noted
Use Restrictions	Only single-family residential; no business, trade, mercantile or professional purpose	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1	Same as Sec.1	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1
Motor home/Travel trailer						May not be parked in driveway or street for more than 72 hours	No motor home boat or travel trailer may be parked in driveway or on the street for more than 72 hrs. A mtr home or travel trailer may be housed in a covered garage of adequate	Same as Sec. 8	Same as Sec. 8	Same as Sec. 8	Same as Sec. 8	Same as Sec. 8	Same as Sec. 8	Same as Sec. 8
Fence	None can be constructed that will be closer to a street line than the front building set back; none can be constructed on easement	must be approved by ACC	Same as Sec. 1 except that fences closer than 25' to front line must be approved by ACC	Same as Sec. 1 except that fences closer than 40' to front line must be approved by ACC	Same as Sec. 3	Same as Sec. 1 except that fences closer than 40' to any front lot line must be approved by ACC	Same as Sec. 6	Same as Sec. 6	Same as Sec. 6 except no chain link fences	Same as Sec. 6 except no chain link fences	Same as Sec. 6	Same as Sec. 6 except no chain link fences	Fences closer than 40' to any front lot line or higher than 6'6" must be approved by ACC. Where lots adjoin public use, finished side must face public. No pipe or chain link fence.	
HOA Authority for Lot Maintenance						Lot must be kept neat, orderly manner and kept clear of weeds; HOA has right to clean at owner's expense	Same as Sec. 6	Same as Sec. 6	N/A	N/A	Same as Sec. 6, but Sec 10A HOA has authority		Same as Sec. 6	
Construction						No building will be constructed unless plans and specs are approved by the ACC	No building will be constructed unless plans and specs meet these restrictions, OR are approved by the ACC	Same as Sec. 8	Same as Sec. 6	Same as Sec. 6	Same as Sec. 8	Same as Sec. 6	Same as Sec. 6	Same as Sec. 6
Animals	No poultry, rabbits, pigeons, dogs, cats or other animals shall be raised, bred or kept on any lot. Household pets allowed in numbers as to not create annoyance or nuisance	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1	Same as Sec. I	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1
Occupying portable structures	No mobile homes, house trailer, tent, shack, garage or other outbuilding (except servants quarters) shall be used for residential purposes	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1
Offensive Activity	No noxious or other offensive activity allowed	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1	Same as Sec.1	Same as Sec. 1
Trash Dumping	No lot can be used for dumping. Waste must be in sanitary containers All equipment must be sanitary and slightly	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1 except that no garbage cans or containers shall be left at curbside except on days scheduled for garbage collection	
Fertilizer	Only "pellet" type	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1
Septic Tanks	Must comply with local laws; cannot drain onto another property	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1, except that Lots 299, 300, 301 & 309 must put septic/drain in approved area	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1 except tha Lots 270-279 shall contstruct septic per the
Utility Easements	No use allowed that would interfere with utility purposes	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1	No structure of any kind may be placed or maintained in any inundation easement affecting lot	Same as Sec. 1
Drives	Entry drives from the street must be paved for a minimum of 25 feet from the street property line with asphalt or concrete		Lots 101-162, all entry drives from the street must be paved for a minimum 25 feet from the street property line with asphalt or concrete	For lots 164-205, all entry drives from street must be paved for a minimum of 40' from the street property line with asphalt or concrete	entry drives from the	Entry drives from the street must be paved from the street property line with asphalt or concrete	Same as Sec. 6	Same as Sec. 6	Same as Sec.6	Same as Sec. 6	Same as Sec. 6	Same as Sec. 6	Same as Sec. 6	Same as Sec. 6
Topsoil		Minimum thickness of 6" of topsoil will be required on all regularly maintained yard areas	Same as Sec. 2	Same as Sec. 2	Same as Sec. 2	Same as Sec. 2	Same as Sec. 2	Minimum of 4" of topsoil will be requred on all regularly maintained yard areas	Minimum of 4" of topsoil will be requred on all regularly maintained yard areas	Minimum of 4" of topsoil will be requred on all regularly maintained yard areas	Same as Sec. 9	Same as Sec. 9	None noted	Same as Sec. 2

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Structure Height	Only 1 to 2 story residential single-family ; garage, carport, servant quarters, allowed	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1
Exterior	Must be more than 50% masonry or fixed glass	Must be more than 50% brick or rock, unless approved by ACC	Must be more than 50% masonry or fixed glass unless approved by ACC	Same as Sec. 3	Same as Sec. 3	Must be more than 51% masonry or fixed glass unless apprv'd by ACC	At least 51% must be masonry	Same as Sec. 8, unless expressly waived by ACC	Same as Sec. 8, unless expressly waived by ACC	Same as Sec. 8, unless expressly waived by ACC	expressly waived by ACC	expressly waived by ACC	Unless approved by ACC, 75% in Ridge Lots and 60% in non-Ridge lots must be masonry	Not noted; construction must be approved by ACC
Setbacks	Some lots 25' front; 15' side; other lots 50" front and 15' side. Construction allowed across lot lines for multiple lots, but 25' setback on side and back lot line.	25' from any lot line; Construction allowed across lot lines for multiple lots, but 25' setback on sides.	15' from side lot line; 25' from front and rear lot line; construction allowed across lines for multiple lots, but 15' min. from side	15' from side lot line; 40' from front or rear lot line; construction allowed across lines for multiple lots, but 15' from side	15' from side lot; 25; from frt/rear lot line; construction allowed across lines for multiple lots, but 15' from side; closer that 25' from front OK by ACC	15' from side lot lines; 40' front and back. Lot 254 may have 5' set back from east lot line. Construction allowed across lot lines for multiple lots, but 15' setback on side.	15' from side lot lines; 40' from and back. Construction allowed across lot lines for multiple lots and no building set back line restrictions applicable to the line dividing the two lots		Same as Sec. 8, except that Lots 335-351 may build within 15' of the rear lot line. Construction allowed across lot lines for multiple lots, but 15'	Same as Sec. 8	15' from side; 40' from a front or rear lot line unless apprv'd by ACC; Construction allowed across lot lines with no setback where lots join	Same as sect. 4	Setbacks are provided in recorded plat	Same as Sec. 8, except that Lots 280-284 may build within 15' of the rear lot line. Construction allowed across lot lines for multiple lots, but 15' setback on side
Subdivision of Lots	No subdivision or re-subdivision of lots allowed	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1
Minimum Size	First floor interior of 2 story minimum 1400;	Same as Sec. 1	Lots 132-137 & 115-119 One story 1600 SF; Lots 101-114 & 138-162 one story 1400SF; lot 101-119 & 132-162 two story ground floor must be 1200 SF	one story 1800 SF; two story 1400 on ground floor. Lots 174-185 & Lots 194-200 interior one story 1600SF; Lots 164- 173 & 186-193 Interior one story 1400 SF. For two story: Lots 164-173 & 174-200 1200SF for	one story 1800SF; two story 1400 on ground floor. Lots 228-234 Interior one story 1400 SF. For two story, Lots 228-234, ground floor 1200SF.	1600 SF, except Lots 246- 251, which must have 1800SF		1800SF	Lots 321-334 2200SF Lots 335-351 2750 SF	2200 SF	1800SF	Lots 355-357: 1800SF Lots 358-377: 2200SF; Lots 378-380: 1800SF; Lots 408-410: 1800SF	Ridge Lots (417 - 425 & 413-416): 2500SF; Other lots 1800SF	Lots 275-286: 27508F
Ingress - Egress	No lot can be used as an entrance/exit for adjoining property	Same as Sec. 1 except for land owned or sold by S&S Land and Cattle Co., Handler Smith or Colleen Smith Shelton	Same as Sec. 2	Same as Sec. 2	Same as Sec. 2	Same as Sec. 2	Same as Sec. 2 except for land owned or sold by San Marcos Affordable Housing, Handler Smith or Colleen Smith Shelton	Same as Sec. 8	Same as Sec. 8	Same as Sec. 8	Same as Sec. 8	Same as Sec. 8	No entrance or exit from adjoining property unless for the purpose of acess to ajoining property owned or sold by declarant	Same as Sec. 8
Drilling, Mining	No oil drilling, refining or mining or equipment is	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1
Move-in of Buildings	None allowed from outside subdivision	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1	Same as Sec.1	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1	No existing structure shall be moved or allowed to remain on lot	Same as Sec. 1
Garage						Minimum space 2 car	Same as Sec. 6	Same as Sec. 6	Same as Sec. 6	Same as Sec. 6	Same as Sec. 6	Same as Sec. 6	Same as Sec. 6	Same as Sec. 6
Building Type	No modular, prefabricated or pre built exterior or interior walls, or wall sections permitted	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1
Security Light						Lots 238, 245, and 249-owner required to install security light on a power pole & pay for service until public entity assumes such service								
Swimming Pools and Spas													Must be constructed within setback lines. No above ground swimming pools. All pools and spas must be concealed by wood fence or dense shubbbery along a wrought iron fence.	
Landscaping													Owners must landscape lot within 30 days after completion of improvements and get approval from ACC for landscaping. Encouraged to use natural vegetation	
Antennas - Dishes													No TV or radio receiving or tgransmitting antennas, dishes, etc. that are visible from the street unless unreasonable	
Curb Cuts													Lots 275 & 286 are restricted from a curb cut into Snyder Hill Drive	
Grandfather Rights	Before April 1, 2001, All but single- family residential purposes													