

Sendera Ranch Property Owners Association

6406 Ranch Park Drive
Magnolia, Texas 77354
(936.760.6104)

Guest / Servants House Conditions:

(Clarification of Article III, Section 3.01, of Sendera Ranch Deed Restrictions)

1. "Clearing / Construction Permit Application" must be submitted to the ACC, along with two sets of plans, including the framing plan and plot diagram, showing location of the guest / servants house.
2. The location of the guest / servants house cannot be more than 150 feet from the primary residence and cannot have a separate driveway.
3. The guest / servants house must be connected to the primary residency by a breezeway; the building must be an extension of the primary residence in appearance.
4. The front of the guest / servants house must face to the back of the primary residence or be placed where it would face into the back yard of the primary residence.
5. The guest / servants house cannot include a garage.
6. The guest / servants house must be constructed of new materials, and a list of materials must accompany application and plans.
7. The living space shall be a minimum of 500 square feet and a maximum of 1000 square feet.
8. In order to conform to the Sendera Ranch Deed Restrictions regarding Single Family Dwellings, there cannot be a separate mailing address and no separate utility services. The guest / servant house must be powered through the primary residence's electrical (meter) source.
9. Guest / Servants houses are to be occupied by no more than two people employed by the property owners on a full time basis or guests who do not use the structure as a permanent address and do not stay on a full time basis.
10. The guest / servants house cannot be used for rental, lease, or business purposes.
11. The septic system of the guest / servants house needs to comply with County codes and guidelines.
12. All established guidelines and deed restrictions concerning construction and improvements apply.

NOTE: Construction cannot begin until a permit has been received from Sendera Ranch Architectural Control Committee (ACC) and the permit is posted on the property viewable from the street in an enclosed transparent weatherproof container.