

# *The Reserve at Timberwilde*

*A beautiful place to call home*

*The Reserve at Timberwilde* is the last of the land available in the estate community known as Timberwilde. This land has been preserved by the developer as his personal home place and woodland ranch.

The Reserve is available in 1 to 5 acre homesites of beautiful woods and hilltops. This is a thoughtfully restricted development.

Located just 3 miles west of Huntsville, Timberwilde enjoys a close and convenient location with a fine country living feel. Timberwilde and The Reserve just cannot be created again.

Call today and arrange your visit. See for yourself why *The Reserve at Timberwilde* is a special place to call home.



**[www.timberwilde.com](http://www.timberwilde.com)**

*Please call for your personal tour and pricing.  
We look forward to calling you our neighbor.*

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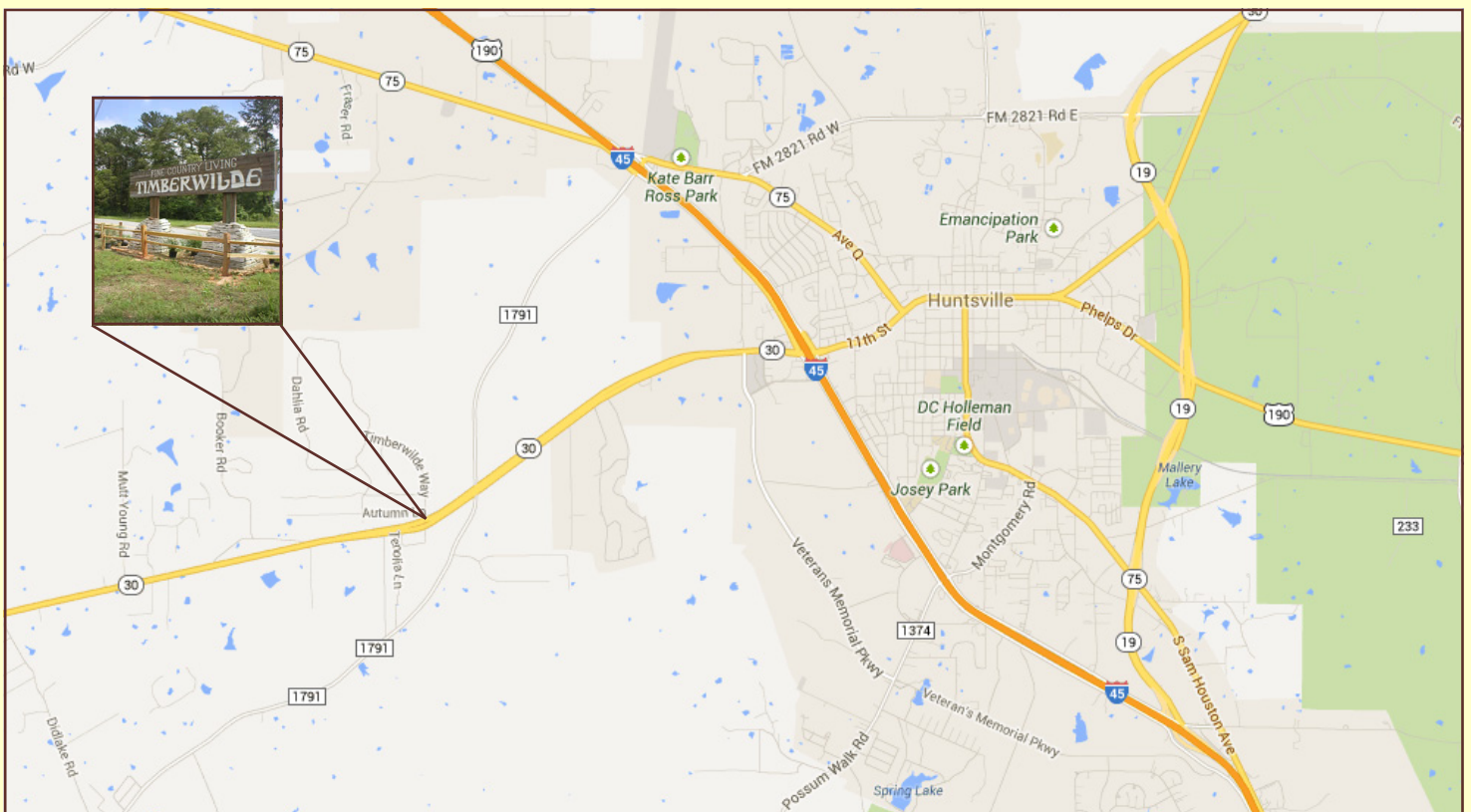


Timberwilde offers an environment of fine living country and excellent values. This subdivision is situated just the right distance from the college town of Huntsville, Texas. As a country estate community, Timberwilde just cannot be duplicated again within 3 miles of a bustling, yet quaint small town.

Providing the assurance of high standards, Caliber Investment Corporation and its president Ben Bius have worked diligently to carry on the legacy of Timberwilde's original developer, W.D. York. Timberwilde has always been envisioned as an acreage estate community offering a way of living, a natural refuge, and a peace that is sought after by those fortunate enough to find and appreciate the country side near Huntsville.

Timberwilde's gently rolling woodlands and upland meadows are simply beautiful. The Reserves are on a whole other level. As truly special land, it was originally reserved as the developer's home place ranch and woodlands. It is now being offered as estate parcels to create Huntsville's newest and protected estate community.

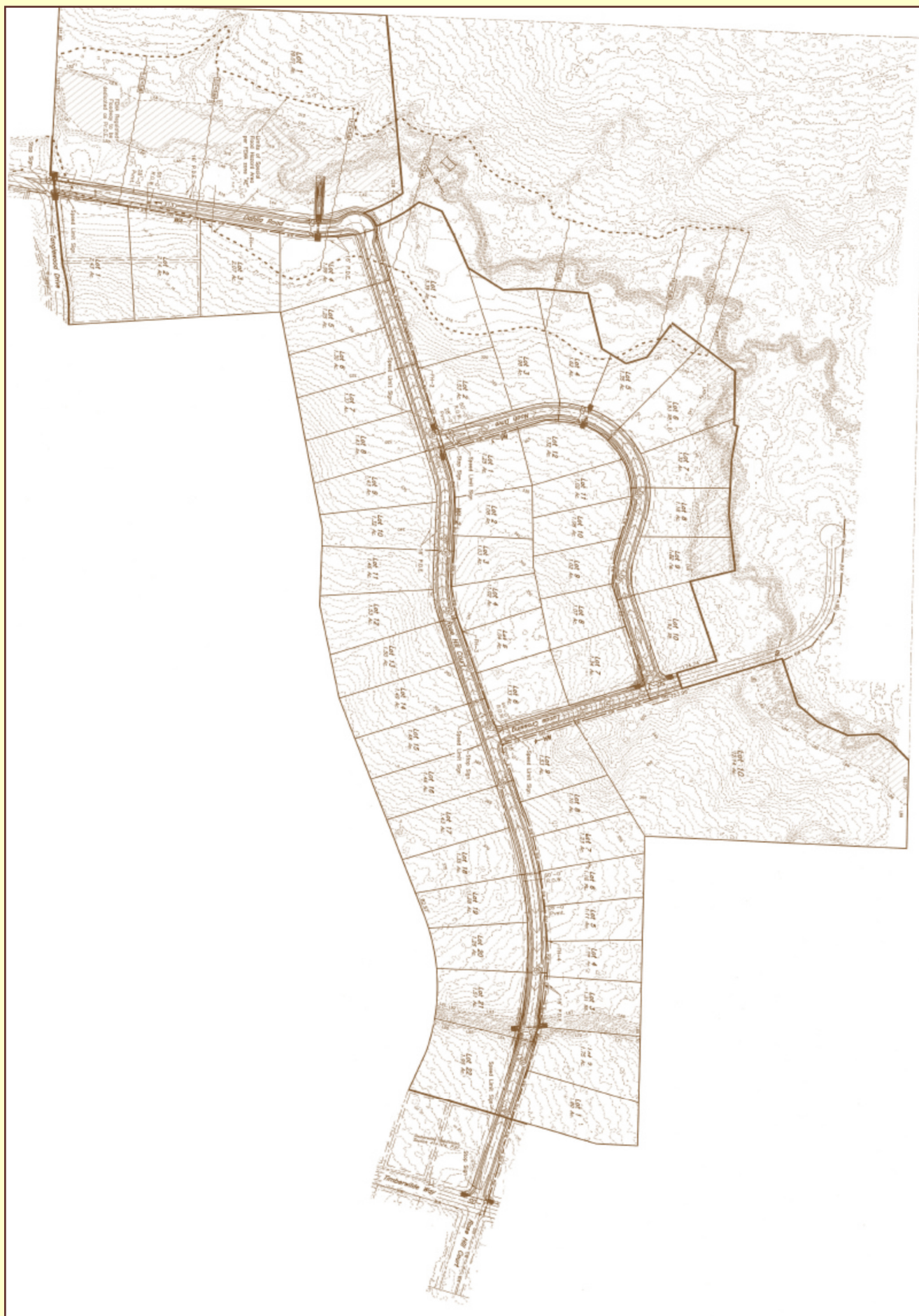
The Reserves are the final section of Timberwilde that will be offered to the public. Do not miss your chance to live the life you have always wanted. Predevelopment sales have commenced, and new home construction shall begin in the late spring of 2019. A beautiful life is as close as your imagination. Carpe diem!



# Timberwilde Subdivision Map



# Timberwilde, The Reserves, Section II Site Plan





## **Timberwilde Disclosure Addendum**

1. Parties acknowledge that the President of Caliber Investment Corporation developer, W. Ben Bius, is a licensed real estate broker in Texas.
2. Notifications and Disclosures for Timberwilde, The Reserve at Timberwilde, Section 2.
  - A. Construction of Public Improvements- Seller/Developer has posted, for the completion, performance and maintenance, a bond with the City of Huntsville, the controlling legal authority for development in its extra-territorial jurisdiction, to assure that the public improvement will be completed in a timely and workmanlike manner according to the plans and specifications approved by the City of Huntsville, stamped November 5, 2018. The plans, bonds and permits are available to any prospective purchaser or owner upon request.
  - B. The roads and drainage structures are intended to become placed in the list of roads for public maintenance for Walker County. Neither the developer nor the City of Huntsville can compel the County of Walker to place the roads and drainage structures upon such list. The developer has provided a Maintenance Bond in favor of the County of Walker to Walker County for maintenance of the roads and drainage structure for one year after completion as approved by the City of Huntsville.
  - C. Survey - All of the lots in Timberwilde, The Reserve, Section 2 are platted legal lots. All lots shall have iron rods set at the corners with a cap identifying them with the surveyor's name, McClure and Brown Surveyors. Any further surveying of a lot will be at the sole expense and direction of a Purchaser subsequent to the Developer as the plat of the property has been properly recorded at the Walker County Court House.
  - D. Purchase prior to Setting of the corner rods- In the event that any purchaser enters a contract to purchase prior to setting of the corner rods the closing of such contract shall be conditioned upon the corner rods being set and observed and approved by the Purchaser prior to closing. If the Purchaser is unsatisfied for any reason whatsoever, they shall be refunded their Earnest Money and the transaction shall become void.
  - E. Protective Covenants- Any Earnest Money Contract is made subject to Purchasers receipt of and approval of the Protective Covenants affecting the lots of The Reserve At Timberwilde, Section 2.



## **Deed Restrictions**

### **The Reserve at Timberwilde Overview Section 2**

1. Lot must be used for a single family dwelling, not more than 2 stories, garage for not more than 3 automobiles, one storage building. Single story dwellings must be 2500 or more square feet; two story dwellings must be 3000 or more square feet of living area.
2. Building/Improvement plans/construction shall meet applicable codes and ordinances and must be approved by DECLARANT. DECLARANT may require that a builder meet a program of qualifications established by the DECLARANT.
3. Septic tanks, grease traps, field lines or any single home waste water disposal systems must meet the specifications and requirements of the appropriate governmental authority and the DECLARANT.
4. Driveways shall be entirely paved of concrete, asphalt, (or a combination of the foregoing materials). Plans and specifications for driveways must be included with the construction plans to the DECLARANT for approval.
5. No lot may be re-platted, subdivided nor combined without the express written consent of the DECLARANT.
6. No garage, other covered parking facility shall be placed on any lot which faces or opens towards the street.
7. All new construction must be "dried-in" within 6 months from commencement and completed within one year.
8. No structure of a temporary character or any modular home, trailer, mobile home, manufactured housing, basement, tent, shack, garage, barn or other outbuilding shall be used on any lot at any time, as a residence.
9. No rubbish, trash, garbage, manure, debris, or other waste material shall be permitted except in sanitary containers concealed from public view. No burning trash or other materials shall be permitted.
10. For the purpose of architectural harmony and control, no building or other improvement of any kind, or character, shall be created or placed, or the erection or placing thereof, or any addition made thereto, or exterior alteration made thereon after original construction, on any property in the subdivision until each building plan or other improvement plan has been first approved in writing by DECLARANT. If a Property Owner's plan(s) are not approved or disapproved by DECLARANT within thirty (30) days after the same has been properly submitted to DECLARANT, the plans shall be deemed to have been approved. However, the approval or disapproval or failure to act does not alter the provisions of these covenants, relieve, or authorize any Property Owner to construct any improvements except in strict compliance with all the terms and provisions contained in this instrument.
11. All lots shall be kept at all times in a neat, sanitary, healthful and attractive condition.
12. No noxious or offensive activity shall be permitted.
13. No animal shall be kept for commercial purposes. Animals less than 80 pounds can be kept temporarily for 4-H, FFA or other educational programs. Horses allowed, with certain restrictions.
14. No sign shall be displayed to public view on any lot, except customary name and address signs and lawn signs of not more than three (3) square feet advertising property for sale or rent.
15. No boats, motor homes, trailer, camper, truck or other machinery shall be stored or maintained on any lot unless it is kept at least 100 feet from front road or street lot line, or 20 feet from the adjoining property, and kept from public view of the street.
16. No hunting. No use of any firearm, bow and arrow or other device in such a manner that could likely result in damage or harm to a neighbor or general public shall be permitted.
17. No oil drilling, oil development operations, oil refining, or mining operations of any kind shall be permitted.

*A copy of the completed Timberwilde, The Reserve, Section 2 Deed Restrictions is available in the B&B Properties and Legacy Builders offices. Signed copies are required for all Timberwilde, The Reserve, Section 2 property owners.*