

May 20, 1974

OAK HILLS
Camper Lot Section
Salesmen's Fact Sheet

BLK. 5, 6, & 15

The 58 new camper lots at Oak Hills provide the "camping set" with a new concept in camping. The lots will average 70' x 30', will be restricted to permanent camping which means no large permanent mobile homes or residences, only travel trailers, motor homes, tents (to be taken down when leaving lot) and similar type camping equipment. The property owner can purchase or construct tool storage buildings from a minimum size of 30 square feet to a maximum size of 144 square feet. Tool storage buildings or bathhouses, if constructed, must be of new materials, wood or metal, and the exterior must be painted or stained and have either shingle, composition, or metal roofs as approved in writing by the Architectural Control Committee. No storage building or bathhouse is to be used as living quarters. No outhouse or other form of sanitary disposal building will be permitted. Upon approval by the Brazos River Authority, a septic tank system may be constructed on two or more lots.

Restroom facilities will be available for the campers at the pool cabana. Also, a dump station is planned so that self-contained travel trailers can empty their holding tank whenever necessary.

Water is available to single lots for drinking and lawn watering purposes only; however, if two or more lots are owned by the same person, water can be used in travel trailers or motor homes provided an approved septic tank has been previously installed. The present tap-on fee is \$125.00 and the present monthly water rate is \$3.00 per month or \$30.00 per year, payable in advance. All tap-on fees and water rates are subject to change. (The monthly assessment in Oak Trail Owners Association is \$1.50 per camper lot per owner; second camper lot owned by same individual, no additional assessment; then \$1.50 per lot for all lots in excess of two not to exceed \$4.00 per month per lot owner.) Facilities available for use by the Owner Association members are swimming pools and cabanas, tennis court, boat ramps, fishing pier, croquet court, picnic and playground areas.