

FAQs for Public Access

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1. How do I contact someone if I have a question?

General questions about the community can be sent to: swr4info@gmail.com.

2. How can I contact the SWR association management company?

(for Dues/Billing and Title Transfers questions)

Cornerstone Association Management Services

P.O. Box 191185, Dallas, TX 75219

214-520-0099

camscs@cornerstoneams.com

3. How can I contact the front gate manager?

Call 903-677-2260 if you have questions about access to SWR.

4. When is the front gate house open/staffed?

Monday through Saturday 7 a.m. to 6 p.m.*

Sunday noon to 5 p.m.

Closed on Easter, Thanksgiving, and Christmas

*Contractors may only work in SWR during these hours.

5. May I come in to look around SWR if I am not a property owner?

SWR is a gated community, so we ask that all non-owners be accompanied either by a realtor or a property owner. If you would like to learn about SWR as a prospective owner, our Ambassador team can take you for a short tour. Tours must be scheduled in advance by emailing swr4info@gmail.com. Our POA does not sell properties, and our Ambassadors do not have specific information on properties (size, price, etc.); you should contact a realtor for such information.

6. What properties do you have for sale?

Our POA does not keep a list of properties for sale. You may view some of the properties for sale on the SWR website. These listings are posted by the property owners. You may also find listings on websites of local realtors as well as other national realty websites.

To help you find where a specific lot is located, refer to the [Lots Map](#) that shows lot numbers in red.

7. Can I rent my lot or home?

Only long-term rentals are allowed (30 days or over). The State of Texas deems that rentals of fewer than 30 days constitutes a business and are subject to hotel taxes. SWR governing documents (CCRs) do not allow businesses in our community.

8. What are the current property taxes? How does the SWR Wildlife Management Plan help?

You can contact the Henderson County Appraisal District to find the current tax rates (903-675-9296; located at 1751 Enterprise St., Athens, TX 75751).

SWR has filed a Wildlife Management Plan with Henderson County. Our Wildlife Committee performs and documents activities that contribute to this Plan. Owners may apply for an Agricultural Valuation for undeveloped property at the Appraisal Office.

9. Is SWR a secure place to live?

SWR is proud of its high level of security, with controlled access, security cameras, and very security-conscious owners. Our Security Policies are filed with Henderson County ([Security Policies](#)).

10. What companies supply the utilities in SWR?

Electricity: Trinity Valley Electric Cooperative - 903-675-5688

Water: Aqua Texas - 888-370-6527

Telephone/Internet: CenturyLink - 800-788-3500

Propane (no natural gas)- owners may choose either:

Gillert Gas - 903-675-5621; or Nelson Propane - 903-677-7411

Propane tanks must be screened from view from the street by fencing, shrubbery, etc.

Trash/Recycle - owners may choose either:

A-1 Trash - 903-675-3895; East TX Trash - 903-876-3918; or

Republic Services/Allied Waste (also offers recycling) - 800-678-7274

Satellite TV service - owners may choose either:

DISH - 888-825-2557; DirectTV - 800-280-4388; HughesNet - 844-797-7890

Septic tank installation is usually coordinated by the builder. Waterfront lots require an aerobic septic system. A licensed company must install the system, and a permit must be secured from the Henderson County Engineering Department.

The US Post Office delivers mail at each home (not to a central mailbox). Mailboxes are not required, but all mailboxes must be of masonry construction.

11. What are the Covenants, Conditions, and Restrictions (CCRs) for Safari Waters Ranch?

SWR has six Phases (1, 2, 3a, 3b, 3c, and 4), covered by five CCR documents (1, 2, 3a, 3b/3c, and 4). You may view a compilation of the CCRs on the public website (choose Governing Documents / CCRs).

12. What are the POA Maintenance fees, and what are they used for?

\$1,000 per year on waterfront lots (in phases 1, 2, 3a, 3b, 3c)

\$695 per year on gated off-water lots (in phases 1, 2, 3a, 3b, 3c)

\$395 per year for non-gated lots (phase 4)

Property owners who own multiple lots must pay the maintenance fee for each lot (if purchased after 3-26-2009). Lots may be consolidated with permission from the Architectural Control Committee (ACC), but fees are based on the original number of lots (effective 9-20-2014).

Maintenance fees are primarily used for the upkeep of our common area infrastructure (for example, roads and buildings), common area landscaping, care of our wildlife and lakes, security, and administrative costs.

13. What are your general construction requirements?

Please refer to Section 3 of our CCRs for complete rules regarding construction. The following statements summarize some key rules (but always refer to the CCRs for the complete statements):

- All construction plans must be submitted in digital format through our website to the ACC for approval. (See [ACC Policies & Procedures](#))
- One-story homes must be minimum 1,600 sf, two-story homes minimum 2,000 sf. (in Phase 4, homes must be minimum 1,400 sf.)
- Most exterior building materials are allowed, except vinyl siding and aluminum siding.
- Manufactured, prefab, or mobile homes are not allowed.
- You may choose your own builder.
- There is no time restriction to begin building once you purchase a lot; once construction begins, the exterior of the home, including a paved driveway, must be completed within 9 months.
- Outbuildings are allowed if home construction plans are also approved. No prefab sheds are allowed (outbuildings must be out of new materials, constructed on-site).
- Secondary dwellings are allowed if within setback lines and approved by the ACC; minimum 500 sf, maximum 1,200 sf.

- Piers are allowed on most lakes, with some restrictions. Please refer to Section 4.02 of the CCRs for details.
- Fences are allowed, with some restrictions. Please refer to Section 3.05 of the CCRs for details.
- Mailboxes are not required; but all mailboxes must be of masonry construction.

14. What Committees does the SWR POA have?

Our Committees include: Architectural Control, Ambassadors, Camp Safari & Dry Storage, Community Events, Harvest, Lakes, Maintenance, Quick Response, Roads & Ditches, Security, and Wildlife. All Committee members are volunteers who work hard to save the POA money by giving generously of their time, talents, and efforts.

15. What are some amenities in Safari Waters Ranch?

SWR has 1,775 gated acres with over 450 one-to-five acre home sites in a wooded setting.

Three private, spring-fed lakes for boating (all lakes are No-Wake/Idle Speeds), and fishing for bass, crappie, catfish, bluegill and red-ear sunfish. Catch limits are posted at each lake's boat ramp.

Free-roaming exotic wildlife features Zebra, Blackbuck Antelope, and four species of Deer; over 60 different species of birds have been identified. (Please note: our wildlife are WILD. Please do not approach or attempt to pet or feed them.)

An RV Park (Camp Safari) has 28 sites supplied with electricity, water, and septic. Also, grills, a pavilion, a bath house, and a playground are provided. Camp Safari is for property owners and their guests only. See the [RV Park & Dry Storage Policies](#) for costs and details.

Several common areas around SWR provide fishing docks, boat ramps, and picnic tables.

A Dry Storage facility next to Camp Safari is available for boats, trailers, RVs, etc.

We have approximately 11 miles of private roads, all with a 25 mph speed limit; perfect for walking, biking, or viewing our wildlife from your golf cart.

We do not have a community center/clubhouse; rather, we enjoy our community events at Camp Safari, in some common areas near the lakes, or in individual homes.

We do not have a golf course; however, Pine Dunes Golf Course (located in nearby Frankston) has been rated #1 in Texas. Also, Athens Country Club provides a beautiful course for its members.

16. What are some of the events held at SWR?

Community events include Easter Egg Hunt/Brunch, Memorial Day Fish Tournament/Fish Fry, 4th of July Parade & Picnic, Chili Cook-off, Ice Cream Socials, Meet at the Lake Supper, Game Nights, Annual Meeting/Dinner, Fall Festival, Christmas Party, Meals in Need, Bunco/Mahjong/'42' groups, Quilt Group, Birthday Luncheons, Dinner Club, weekly fishing event, men's weekly breakfast.

17. What size boats are allowed on the lakes?

There are no restrictions on the size of boats or motors; however, all are No-Wake lakes and boats must not exceed idle speeds. Our lakes are perfect for canoes, kayaks, paddle boats, small fishing boats with trolling motors, etc. For recreational water activities, you may visit Lake Athens, a few miles north of SWR, or several other area lakes.

18. May I swim in the lakes?

Swimming is allowed, but done at your own risk. Please be aware that alligators are frequently present, and snakes may also be present. Use caution and stay aware of your surroundings.

19. What kinds of fish are in the lakes?

Our three spring-fed lakes provide great fishing for bass, crappie, catfish, bluegill and red-ear sunfish. Catch limits are posted at each boat ramp. As our lakes are private, no fishing license is required. Please observe the "No Wake" status of our lakes; while there is no limit on the size of boat or motor you may use, all boats must not exceed idle speeds. Also, we ask that everyone Clean, Drain, and Dry your boat before entering our lakes to keep invasive species from contaminating our lakes (such as Zebra Mussels and Giant Salvinia).

20. What kind of wildlife do you have in SWR? Is hunting allowed?

Our free-roaming wildlife includes Zebra, Blackbuck Antelope, and four species of Deer; over 60 different species of birds have been identified.

Please note: our wildlife are WILD. Please do not approach or attempt to pet or feed them.

SWR is not a hunting ranch. With the exception of our White-tailed Deer, all our animals are exotics, owned by the POA. Our White-tailed Deer belong to the State of Texas. Based on spotlight counts, Texas Parks and Wildlife Department requires annual removal of some White-tailed Deer during the fall Deer Season to control the deer population within SWR. Our Harvest Committee coordinates this effort. Our harvest is by Archery only (no firearms are allowed to be discharged in SWR). All archers must complete a qualification process and must agree to all the terms of participation.

21. May I keep a horse? Chickens or other fowl?

No livestock, fowl/poultry, or large animal of any kind may be kept on any tract in SWR. Please refer to Section 3.10 of our CCRs.

22. Can you recommend a builder?

Our POA does not recommend any builders or services, but occasionally a company leaves a business card at our Front Gate. You are welcome to go by the front gate office and look to see if there is a service or company you would like to contact.