



22 SQUIRREL BEND

ABOUT THE PROPERTY

- Frio Cielo Ranch Subdivision
- 2 Bedrooms/1 Bathroom
- 1020 Sq.Ft. per RCAD
- 1.18 acres
- Dry Frio River Access
- Short Term Rentals Allowed

REAL COUNTY

Presented at

\$249,000

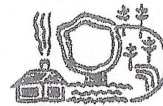
PROPERTY SUITED FOR

\$ INVESTMENT  **RESIDENTIAL**  **RECREATIONAL**



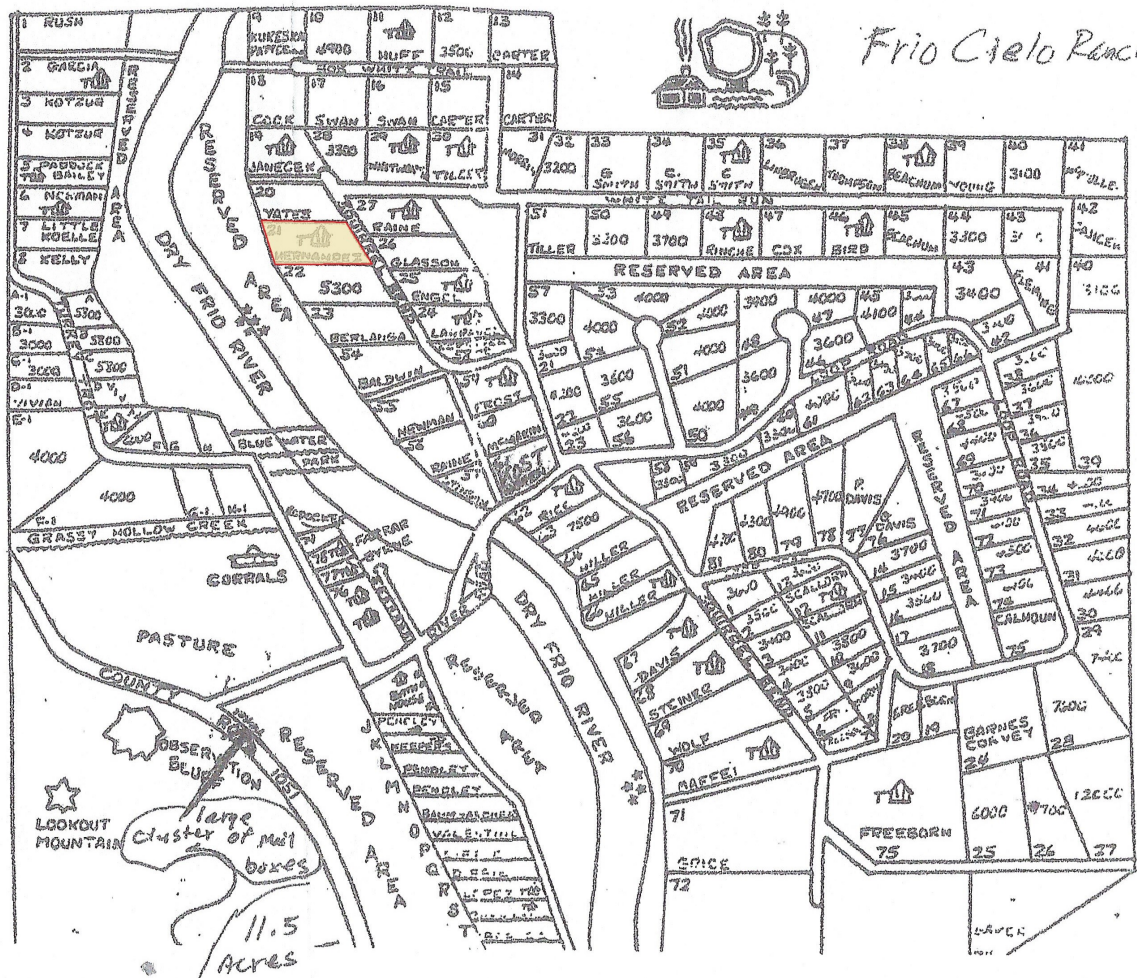
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Frio Cielo Ranch

* SWIMMING AREA
* CAMPING AREA





DRY FRIO RIVER

NATURE PRESERVE AREA

APPROXIMATE LINES ONLY

Frio Cielo Ranch Association

RULES AND REGULATIONS

1. Ranch speed limit is 15-20 m.p.h.
(1983 General Meeting. 1979 General Meeting)
2. Please respect your neighbor and control excessive noise, especially after 10 p.m.
(1979 General Meeting)
3. Please drive automobiles and motorbikes only on Ranch Roads.
(1979 General Meeting)
4. No vehicles shall be operated on the Ranch Roads, except by licensed driver or drivers accompanied by a licensed driver, or unless, in case of an emergency.
(1980 General Meeting)
5. Do not leave hose or irrigation systems on during absence from Ranch.
(September 1984 Board Meeting)
6. Do not water lots during holiday weekends, so that water pressure will not be compromised.
(1989 General Meeting)
7. \$5.00 camping fee – If guests do not pay, the owner who invited them is responsible. **(NOTE) Camping fee is now \$7.50 per day.**
(May 1988 Board Meeting)
8. \$50.00 cleanup fee - to be charged owners who invite groups, or any guests that leave the campground untidy.
(September 1988 Board Meeting, November 1979 Board Meeting)
9. No illegal aliens shall be employed, housed, or fed by the FCRA.
(July 83 Board Meeting) ?
10. No fireworks! No where, no kind, no way.
(Different Board Meetings, General Meeting, July 1980)
11. Every tract should have a length of hose available, a clearly marked hydrant, and a clearly marked main valve. Lots with houses should have at least one hydrant 50 ft. from house.
(Board Meeting, May 1988)
12. During extreme dry spells, nothing should be done which might constitute a fire hazard during dry periods. This includes trash, campfires, and open barbecues.
(Letter to Ranch Owners after fire, July 1989)

13. No firewood to be taken off Ranch, except from the property owner's lot.
(November 1979 Board Meeting)
14. Owners are responsible for disposing of their own trash.
(After the dump site area was closed)
15. Nothing natural, or anything otherwise; should be sold, or removed from the Ranch or community property by anyone.
(August 1985 Board Meeting)
16. All motorbikes, ATV's, etc. must be restricted to Ranch Roads only, and that there must be strict respect of the rights of others in regard to noise, safety, keeping down dust, and excess travel in one particular area.
(General Meeting, July 1987)
17. Dogs must be under direct control of owners at all times. (Annual meeting 1998)
18. No animal of any kind shall at any time on any tract which may by their presence be a nuisance to any other owner...nor shall any animal of any kind be permitted on the Reserve Areas without the approval of the Board of Directors. (Deed Restrictions, #6)
19. Deed Restriction number 7: "No firearms, pellet guns, or bb guns will be permitted to be discharged on any of the Tracts or on the Reserved Area, except in certain designated places and certain designated times as may be provided by the Board of Directors..."