



LAKE GRANBURY RV RANCH A UNIQUE RV COMMUNITY!



Are you looking for a unique RV community?

Look no further than Lake Granbury RV Ranch.

Founded in 1995, Lake Granbury RV Ranch consists of 108 deeded lots. The park is owned and managed by the property owners governed by a Property Owners Association (POA).

Lots are owner occupied (no rentals). This ensures a safe and peaceful environment for all who live in and visit our community.

Amenities include:

1. Gated, key pad entry property for security and peace of mind
2. Paved streets
3. Utilities at every lot (Water, Sewer and Electric)
4. Clubhouse with fully equipped kitchen, 3 restrooms, common area, workout room, laundry facilities, and computer workstation
5. LGRVR members-only web site, which may be accessed from anywhere with an Internet connection – at home or on travel
6. Large swimming pool and hot tub
7. Less than ½ mile from Lake Granbury and boat launch
8. Tranquil Park-like environment

Reasons why Lake Granbury RV Ranch has so many satisfied property owners:

1. Short and mild Texas winters
2. RV lifestyle and camaraderie of other RV'ers
3. Ability to own and design your RV lot
4. Ability to use your RV year-round and not just store it
5. Low property taxes and overall living expenses
6. Social events and other community activities
7. Great neighbors who have similar interests

If you are considering property ownership at Lake Granbury RV Ranch, here are points of interest to include in your review:

1. In order for the park to operate effectively and efficiently, each property owner is responsible for POA maintenance dues. Dues vary by lot size and number of lots owned. Please discuss this with the current property owner when considering a purchase.
2. All POA members must also pay a monthly assessment fee in support of our water, waste water and sewer system. Again, be sure to discuss this assessment fee, which is in addition to POA dues, with your prospective seller.
3. All property improvements must be submitted to our Architectural Review Committee (ARC) for review and approval prior to beginning any improvements. This process helps ensure the overall integrity of our community.
4. RV's 10 years or older must have ARC approval prior to placing on any lot.
5. Please read the General Park Rules document and Deed Restrictions documents thoroughly. These documents will help you understand property ownership and related responsibilities at Lake Granbury RV Ranch.

Lake Granbury RV Ranch – 7001 Deer Hollow Court – Granbury, Texas 76049