



# Anderson Cove

## Subdivision

On Lake Naconiche

100 Indian Hen Drive  
Garrison Texas, 75946

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### About the Survey & Deed Restrictions

All Texas subdivisions have these basic legal requirements.

The official Nacogdoches County approved Legal Survey of ANDERSON COVE Sub-division is referred to as the PLAT. Each Lot (also referred to as Home site) has been defined by the surveyor and is Legally referred to as Lot #n of the Anderson Cove Subdivision PLAT. The Plat has been registered with the County Clerk's office.

{Click on "**Survey**" from the dropdown list link view and download.}

The Deed-Restrictions aka COVENANTS are the legal rules and regulations the developers have defined in order to establish the quality of livability and property values of the sub-division. All Home sites/Lots are legally bound by the COVENANTS that are registered with Nacogdoches County, at the date of closing. If issues arise from the Covenants being too restrictive then a waiver can be granted to a particular lot owner by the HOA or Developer(s). Note that the developer's interest is to sell the property so they retain the right to grant a waiver to support that effort. The HOA acts as the long term entity that interprets the COVENANTS going forward.

{Click on "**Deed Restrictions**" from the dropdown link to view and download.}