

Community of Nolan River Estates

FREQUENTLY ASKED QUESTIONS

Item	Contact Information	Comments
Does NRE have a Home Owners Association?	Yes. Our HOA is the Community of Nolan River Estates which enforces our written and filed Deed Restrictions, Covenants, and Bylaws as well as providing many other residential services.	See the “Legal Documents” Tab for printable copies of our governing documents.
Address – What will be my street address?	817-556-6380 Public Works Office 817-556-0768 Johnson County Central Appraisal Office	For properties without a street address (a 911 address), contact Public Works Office for voucher then Central Appraisal Office to obtain one. No cost.
Animal Control – Who controls stray dogs and cats?	Contact Sheriff’s Office; numbers are listed below under Sheriff’s Office. For animal safety issues within NRE, call Any current HOA officer	NRE does not have a leash law. Owners are personally responsible for their animals. Issues should be worked between owners and/or the Sheriff’s Office.
Animal Control - Where may stray dogs and cats be taken?		Humane Society, 1840 E. Lancaster, FW. No charge. (There are no locations within Johnson County.) Call the Heather at 972-742-0366 to borrow a cage.
Animal Safety – For any lost pet or animal within NRE	Follow instructions for “Animals Lost and Found” under “Contact Us” on our website for instructions on what to do if you have lost a pet or found someone else’s.	Email will be sent to all NRE residents who have emails on file as community alert when a pet is reported missing.
Barns before houses – May we build another structure before we build a residence?		Yes, this is permitted with written approval of the Home Owners Association (HOA). Contact the Architectural Chairperson, Jim Ely at 817-675-3266
Better Business Bureau	817-332-7585 Tarrant County BBB	Tarrant County BBB covers Johnson County also.

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Building Permit – Do we have to have a building permit and where do we get it?	Step #1 is to contact our Architectural Committee to insure you are in compliance with the community Deed Restrictions <u>before</u> incurring costs. Architectural Chair=Jim Ely-817-675-3266 Johnson Cnty Public Works 817-556-6380 Cleburne Public Works 817-645-0942	Yes. Building permits are furnished by the Johnson County Public Works & Cleburne Public Works. If building has a slab and walls, both permits are required.
Burn Ban – How do we know when there is an outside “burn ban” in effect?	817-645-0441 Precinct #1	Two Burn Ban signs are posted on Nolan River Rd. - one close to CR1219 and one where county maintenance starts when leaving Cleburne city limits. Also you may call County Precinct #1 or the Sheriff’s Office.
Cable - Can we get cable service?		No, there is no cable service or DSL service. There is broadband service. See "Internet service" below.
Car Ports – May we build a car port?		Yes, NRE does not have restrictions specifically covering carports. However, before construction, it is best to discuss this with the Architectural Committee in order to avoid possible future problems.
Chamber of Commerce (Cleburne)	817-645-2455	They know a lot about a lot.
City Limits – Where does Cleburne city limits start?		The first house inside Cleburne city limits is at 3300 S. Nolan River Rd. All of NRE is outside the city limits, but inside its ETJ.
Classifieds in NRE Newsletter and on the NRE web site.	Contact Jim Ely at 817-675-3266 and email a draft of your add to jimely@sbcglobal.net	Placing an ad is free to <u>all</u> NRE owners and renters.

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Commissioner's Office	817-645-0441 Precinct #1	Precinct Commissioner – Rick Bailey Office Manager – Frances
Community Cleanup Day	Contact any current HOA officer for a list of areas that have not been adopted inside The community for voluntary cleanup.	NRE has adopted all 5 miles of ditches within the subdivision and we clean them monthly. For more info on times contact any officer. Volunteers are always needed.
Is Property Owner Contact data Required in NRE?	Yes, as required by Bylaws and Texas SB5518 which requires this information is given to the HOA within 30 days of purchase, sale, or change of information.	Send this information in writing or by email to any current HOA Board Officer.
Crime Watch How do I get a "crime watch" sign?	Contact any current HOA officer.	"The best neighbor is a nosey neighbor." Please get to know your neighbor. Signs may be purchased from any officer.
Culvert (tinhorn) – How do I find out about installing a culvert?	817-645-0441 Johnson County Precinct #1	Johnson County and several contractors do this work. See the yellow pages for additional numbers.
Driveway – What type of driveway may we have?	Your choice.	There are no deed restrictions on types of driveways.
Electric	1-800-242-9113 (TXU/ONCOR) 817-556-4000 (UCS)	Prior to deregulation only TXU and United Cooperative Services were in NRE. They are still the only ones to maintain lines within NRE, but TXU customers may purchase service from others.
Emergency	911	For all emergencies.
Fence – What type of fence may we have?	817-645-0441 Johnson County Precinct #1	There are no deed restrictions on types of fences. Call Precinct #1 to learn the setback for fences.

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Fire	911	Rio Vista Volunteer Fire Department serves NRE. Their non-emergency number is 817-645-3251, but they are not often there.
Flood – How do we get out of NRE if the Nolan River bridge is flooded?	This only happens once every few years. In a related issue, the bridge is set for major repairs in 2021 which will require the closure of Nolan River Road at the bridge for several months.	Go west on S. Nolan River Rd., turn right on CR 1219, turn left on CR 1112, turn right on 1434, turn right on US-67.
Garbage – Who furnishes garbage pickup?	817-645-8517 Bob’s Rural Garbage	Several firms service NRE, most on Wednesdays. Cost is similar among all. Bob’s has a good reputation.
Home/Property Dues – Who do we pay our dues to and when are they due?	CNRE Amy Lingo, Treasurer 4500 Saint Leger Dr. Cleburne, TX 76033	Currently \$50 per year. Payment instructions are sent with the NRE newsletter and they are appreciated by March.
House Plans Review – Who in NRE approves house plans?	Jim Ely-Architectural Committee Chair 817-675-3266 jimely@sbcglobal.net	The NRE Architecture Control Committee approves all plans for new homes/buildings, and variance requests.
Hunting – Is hunting permitted on private property within NRE?	Discharge of firearms is strictly prohibited within NRE except for personal protection of family, livestock, and pets.	Hunting within NRE is not permitted. See deed restrictions for more information.
Internet Service - Is high-speed Internet service available?	NextLink 1-855-698-5465 Shout 214-307-4688 Rise 1-866-411-3278 Digitex: 817-558-6230 TierOne: 972-226-9511 Names and availability changes often	Yes, by five companies via broadband. There are differences. Satellite can be used also. There is no cable or DSL. NextLink has the best reputation. Note that Our electric coop in 2020 elected to and is building a fiber optic system to be pole mounted for this area.

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Mailbox – What type mailbox may we have?	817-645-3991 Cleburne’s U.S. Post Office	There are no NRE deed restrictions on types of mailboxes. Contact the U.S. post office Cleburne
Newcomer Package – Is there an NRE newcomer’s package?	Contact any current HOA Board officer.	We attempt to send all newcomers or interested buyers: deed restrictions (CCR), Bylaws, sample NRE newsletter, minutes of last meeting, NRE plat, & FAQ. If you want a pkg., please contact the board.
Newspapers – What newspapers are delivered to NRE?	Cleburne-Times Review --- 817-645-2441 Ft. Worth Star Telegram -- 817-390-7400	Published 5 days/week and delivered via USPS. Published daily and delivered to your home.
NRE Association Officers 2022	President..... Jon Puryear 817-944-6178 Vice President.....Scott Lingo 817-269-3245 Treasurer.....Amy Lingo 817-266-3024 Corr, Secretary.....Annie Guereca 817-300-7357 Recording Secretary...CC Biggs 817-449-9143	Also listed on the NRE website under the Contact Us tab.
NRE Newsletter	Contact any current HOA officer.	Published Jan., Apr., Jul., Oct., and provided free to all owners. Please call or email with suggestions, ideas, input, classifieds, news, etc.
Roof – What type of roof is our house allowed to have?		There are no deed restrictions on roofs.
School Bus – Does the school bus come to NRE?	817-202-2190 (school bus barn)	NRE is served by bus #18. It arrives about 7:00 a.m. and returns about 4:30 p.m. All grades ride the same bus.

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School District – What school district is NRE in?	817-202-1100 Cleburne School District	NRE is located within CISD.
Septic Permit – Do we have to have a septic system permit and where do we obtain it?	817-556-6380 Johnson County Public Works	Yes. Septic permits are obtained at the Johnson County Public Works Office. County permit cost: \$350 - \$450?, which does not include cost of soil test, system design, installation or maintenance. There are three types of septic systems and the type you have to have is determined by county tests of the soil.
Septic Cleaning Septic installs, cleaning, and service contracts	Burleson Septic 817-641-4270 Cleburne Septic Svcs. 817-714-4202—Bryan or Lisa Russell (See internet for additional vendors)	Burleson Septic has a good reputation. Cleburne Septic has done recent install and service in NRE with good reports.
Sheriff's Office	911 – emergencies, to report crimes in progress 817-556-6060 – non emergencies to report suspicious activity 1-800-794-8477 –Crimestoppers, to report crime after it has happened (you can remain anonymous and/or receive an award)	All of Nolan River Estates is located outside the city limits in the unincorporated part of Johnson County.
Signs, (Crime Watch & 911)	Contact any current HOA Board Officer	Reflective-green 911-address sign – FREE; 12” x 18” Crime Watch sign - \$20.00.
State of Texas - Representatives	http://www.house.state.tx.us/members/find-your-representative/	Use this site to find our representatives. Both State and Federal.
Telephone Listing for NRE	Listings are confidential and are not distributed to protect resident privacy	Contact any officer with questions
Telephone Service	1-800-464-7928 AT&T	AT&T services the underground lines within NRE, but with deregulation, service is available from many companies.

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Utilities underground – Who do I call to confirm where underground utilities are re I dig?	1-800-344-8377 “Dig Tess”	They will request all utility companies, except water, to mark your property. For water, call Texas Water Utilities direct.
Water – What water company serves NRE and how do I get a water meter?	1-866-654-7992 Southwest Water Co. Also called Monarch Utilities, aka Texas Water Utilities.	NRE has 3 operating community wells. The latest well, installed in 1999; is designed to service 240 residents. Number of lots in NRE – 118. Latest info on expected water Meter Cost: If water meter exists - \$95. If water meter must be installed - \$700 and may take 2 to 3 weeks. If water line is on the other side of the road, there may be an additional cost.
Water wells – Am I permitted to drill a private well on my property?	Contact any HOA officer with questions	Yes; however, some rules apply. See the CCR (or contact any officer) for further clarification.
Weather – How do we get bad weather reports?	To sign up, go to Cleburne.tx.us, click ‘emergency alerts’ at the bottom of the page, then follow the instructions.	Emergency alerts are provided thru the Cleburne.tx.us web site. Alerts are at <u>no cost</u> and may be received via the following: land line, cell phone, text, e-mail.
Web Site - Does the community have a web site?	www.nolanriverestates.com	Yes, and there is a lot of info on the web site.