



GENERAL ITEMS OF NOTICE CADOGAN PLACE HOMEOWNERS ASSOCIATION

Each purchaser will, automatically upon purchase of a homesite ("Lot") within the Community, become a member of Cadogan Place Community Association, Inc. (the "Association"). The Association has been formed as a Texas non-profit corporation. Members of the Association other than Declarant have no voting rights until termination of the Development Period. At initial closing, there is a one-time payment of a capitalization fee, equal to the then annual dues. More details regarding the Association and Member rights and Obligations are set forth in the full set of Deed Restrictions.

As a member of the Association, each Owner is required to pay certain assessments to the Association, including annual regular assessments, special assessments and specific assessments. The annual assessment is currently as follows:

\$4,800.00/annually

MAINTENANCE FEES ARE PAID IN ADVANCE FOR THE CALENDAR YEAR AND ARE DUE JANUARY 1 OF EACH CALENDAR YEAR. THE DEED RESTRICTIONS GOVERNING THE SUBDIVISION PROVIDE FOR LATE CHARGES AND FOR INTEREST TO ACCRUE ON UNPAID BALANCES AT THE RATE OF 18% PER YEAR. MAINTENANCE FEES ARE BASED ON THE ESTIMATED EXPENSES TO BE INCURRED BY THE ASSOCIATION AND ARE THEREFORE SUBJECT TO CHANGE. THESE ESTIMATES MAY CHANGE; IF TOTAL MAINTENANCE FEES ARE TO CHANGE, PROPER NOTICE WILL BE GIVEN AS PER THE DEED RESTRICTIONS.

SERVICES

The Association maintains all Community Properties and Subdivision Facilities as described in the Deed Restrictions.

The Association maintains the following for individual residences:

MAINTENANCE OF PERIMETER FENCING, GATES AND OPERATORS

ANNUAL INDIVIDUAL UNIT EXTERIOR WINDOW WASHING

TWICE WEEKLY TRASH REMOVAL

LANDSCAPE MAINTENANCE Includes:

Common Areas

Basic Maintenance for individual lots, additional landscaping at homeowner's expense.

Homeowners are responsible for water/sewer, gas, electric, cable/satellite, phone service in their respective units.

GENERAL ITEMS OF NOTE

Single Family and Occupancy Restrictions - No residence may be occupied by more than one single family, or by more persons than the product of the total number of bona fide bedrooms contained in the residence multiplied by two. These restrictions apply to occupancy by an Owner or by the Owner's tenants. See Section 7.01 of the Declaration.

Leases - In addition to the single family and occupancy restrictions as above set forth, no Owner may lease less than the entire Lot and attendant use of the residence and other improvements thereon, or otherwise lease for transient or hotel purposes. This means, for example, that an Owner cannot lease a single room or separate floor. Owners and their tenants are liable for any violations of the Governing Documents. See Section 7.15 of the Declaration.



PETS

Owners are responsible for picking up after their pets.

Pets must be on a leash at all times

No more than two "Permitted Pets" (dogs, cats and other usual and customary household pets) are permitted per Lot. No "Pit Bull Terrier" is permitted, and the Board of Directors may remove or require removal of any pet which it determines create a nuisance or annoyance, or which causes an unsafe or odorous condition, or unreasonable disturbance or noise. See Section 7.02 of the Declaration.

PARKING

Parking must be confined to intended parking areas and may not impede sidewalks, driveways or street access or usage. "Resident Vehicles" (a vehicle parked in the Community more than 3 days in any week or more than 5 days in any 30 day period) must be parked only in the garage. Parking of Resident Vehicles upon shared driveway within the Community is strictly prohibited.

Garages may not be large enough to permit parking of two large vehicles therein. In all events, available parking within the Community is very limited and may not be available otherwise in the vicinity of the Community.

No boat, mobile home, trailer, truck larger than a three-quarter ton pick-up, or recreational vehicle, or inoperable vehicle of any kind may be parked, stored or kept at any time at any location within the Community. See Sections 7.03 and 8.01.2 of the Declaration

THE INFORMATION CONTAINED HEREIN IS INTENDED AS A BASIC INFORMATION STATEMENT ONLY.

THIS IS A SUMMARY STATEMENT ONLY AND ONLY AS TO SOME PROVISIONS OF THE DEED RESTRICTIONS AND OTHER GOVERNING DOCUMENTS AND SOME ASPECTS CONCERNING A DECISION TO PURCHASE.

PROSPECTIVE BUYERS ARE STRONGLY URGED TO REVIEW THE GOVERNING DOCUMENTS CAREFULLY AND TO OTHERWISE INDEPENDENTLY OBTAIN AND VERIFY ANY INFORMATION/DOCUMENTATION DEEMED RELEVANT TO THE DECISION TO PURCHASE.