

Realtor Information for The Heritage at Towne Lake

"Homes within the Heritage at Towne Lake subdivision are intended for the housing of persons 55 years of age or older and no person under 19 years of age shall reside in any residential dwelling for more than 60 total days in any calendar year."

GrandManors 1.855.947.2636 service@ciramail.com

Amber Hall at The Lodge 281.373.0970 amber.hall@grandmanors.com

Selling Agent's Notes:

1. When touring homes in The Heritage, be sure to also tour The Lodge.
2. Facebook - - THE Heritage at Towne Lake -
3. Website:
4. **Deeds and Covenants** - contact Amber Hall at The Lodge
5. Contact Towne Lake for pricing for access to Towne Lake's Waterpark or Lodges.
6. "Read 'Policy and Procedure regarding Age Restricted Community" for required wording for Sales Contracts and Leases."

HOA Dues may include:

1. Security Patrols
2. Home Security Alarm Monitoring
3. Lodge and Pool Upkeep
4. Landscaping Maintenance for Common Areas
5. Front yard Residential Lawn Maintenance with Pruning and Mulching
6. Backyard Lawn Maintenance - Optional
7. Access to Towne Lake
8. House Painting every 8 years - per Budget "CC&R's state houses are painted every 8 years."

For a list of **Important and Utility Connection Information, contact the Lodge.

**The legal name of the association is

"H. Towne Lake Community Association, Inc. care of GrandManors"

Closing Fees/Other Mandatory Fees:

1. Working Cap Assessment - \$1,000, one time fee
2. Established - CC&R Section 6.12 pg 35
3. Set to \$1000 - "HTOWNE - Resolution - Cap Fee Resolution 6-1 2009.pdf"
4. See also Annual Budget - 2018 Budget applied to "Replacement Fund" - "A detail analysis of funds currently designated in the Replacement Fund set aside, and the calculation of funds needed, to pay for future major repairs or replacement of the association's assets (unless provided by a Reserve Study)."
5. Foundation Fee - .5% sales price, one time fee - D&C
6. Two months prepaid HOA monthly fees
7. Ownership Conveyance Processing Fees - variable
8. Resale Disclosure Fee - variable