

Welcome to Heritage Grand!

*A Grand Lifestyle
for Active Adults*

Prospective Resident,

We are pleased that you are considering joining us in our 650-home community consisting of 552 detached stand-alone homes and 98 duplex townhomes. Hopefully this summary of information will be found useful in your decision-making process.

Our subdivision was built between 2002 and 2010 with home sizes varying from 1,423 square feet to 2,996 square feet of living area. Common areas and facilities support all homes.

We are an age 55-and-over active adult community where we strive to obtain 100% of residences in Heritage Grand be occupied by an owner(s) who is 55 years of age or older.

Our governing documents planned for a homeowner's association (HOA) form of management as the vehicle for collectively protecting the value and desirability of the real property here, and we operate a homeowner-elected five-member Board of Directors.

A monthly HOA assessment fee is required. Please refer to the attached table for the assessment fee amount and a summary of amenities provided by the fee.

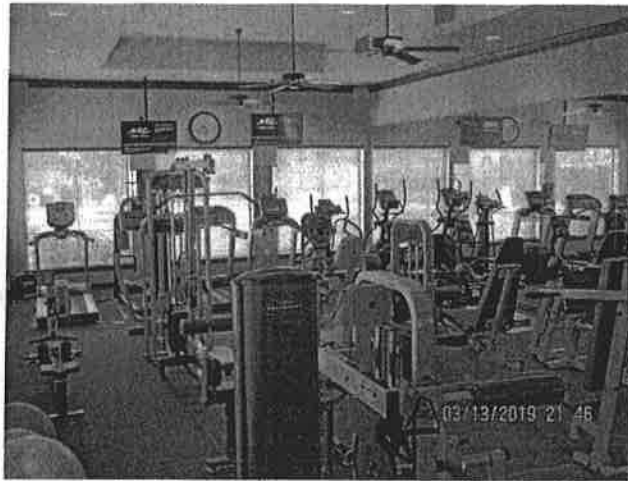


Aerial view of Heritage Circle enclosing common property of Heritage Grand

Our community's main entry off Cinco Ranch Blvd. (gates closed at nights) leads into a common property area encircled within Heritage Circle. Within this area is found our 14,000 square foot clubhouse, heated pool/resistance pool/spa, pickle ball/half-court basketball, mini-golf, etc.

The Clubhouse Ballroom provides a beautiful setting for social activities that take place on a daily or weekly basis as well as the location for HOA meetings. Please see the attached listing of routinely held events (regularly emailed to homeowners).

See also the attached map of the full community.



The fitness center at the clubhouse is available 24/7.



Heated swimming pool

ballroom and stage

mini-golf

Our management company, FirstService Residential is a source of additional Heritage Grand information. FSR may be reached at the clubhouse number listed above.

Thank you for considering Heritage Grand as your next home.

Please note: This description of Heritage Grand subdivision is prepared for the general information of anyone who may be interested in Heritage Grand as a current or future place of residence.

While this description is believed to be accurate, nothing in this description is intended to amend, supplement or diminish the provisions of the various governing documents under which the subdivision was created and is maintained.

We comply with the Texas Legislature-written "Texas Property Code" (found at the website www.texas-statutes.com/property-code with specific focus on Title 11 – Restrictive Covenants and specifically Chapters 201, 202, 204, 207, and 209).

Our internal governing documents may be found on the website www.heritagegrand.org with the most senior of these documents being the "Declaration of Covenants, Conditions, and Restrictions."

The "Architectural Rules and Regulations" document defines the community-wide architectural standards we maintain.

25125 N Heritage Grand, Katy TX 77494
Clubhouse phone: (281) 391-2582 Fax: (281) 371-2550
Email to: receptionist@heritagegrand.comcastbiz.net

Amenities Furnished Through Heritage Grand Dues

2020 Monthly Dues Amount	\$271	\$359
	Single Family Home	Townhome (duplex)
Service Provided for each Heritage Grand Home:		
House Exterior repainted (every 9 years)	Yes	Yes
Stained Front Door refinished (minimum 3 years, on request)	Yes	Yes
Front Yard mowed, fertilized, mulched on a regular schedule	Yes	Yes
Prune Shrubs (<u>front</u> beds only) on a regular schedule	Yes	Yes
Sprinkler System routine repairs	Yes	Yes
Additional Townhouse-Only:		
Property Insurance	No	Yes
Roof Shingles and Decking Replacement as required		Yes
Gutter and Downspouts repair and replacement		Yes
Chimney Repair		Yes
James Hardie Siding (cementboard) repair and replacement		Yes
Heritage Grand Community-Wide:		
Clubhouse Use including Exercise Room, Swimming Pool, Jacuzzi, and Recreational Spaces	Yes	Yes
Recreational Facilities including Miniature Golf, Pool Tables, Bocce Ball courts, Paddle Ball/Basketball (half court), Horseshoes	Yes	Yes
Routine Clubhouse Activities and Events Bingo, Trivia, Movie nights, Drama Presentations, Dances, Bridge, Canasta, Poker, Chess, Crafts, Line Dancing, Pingpong, Ladies Lunch Group, Couples Dinner Group, etc.	Yes	Yes
Common Area Fences and Perimeter Fences furnished and maintained	Yes	Yes
Common Areas mowed, watered, fertilized on a regular schedule	Yes	Yes
Common Area Shrubs & Trees maintained (trimmed, pruned)	Yes	Yes
Seasonal Color Plantings added in various common areas	Yes	Yes
Streets and Curbs maintenance	Yes	Yes
Community Sidewalks, Water Feature Ponds & Fountains	Yes	Yes
Subdivision Gates maintained, closed each night	Yes	Yes
Cinco Ranch Recreation The Cinco amenities include the use of six pools, the Cinco Beach Club, the boat docks, fishing lakes, sand volleyball courts, tennis courts, soccer nets, baseball backstops, covered pavillions, BBQ grills and hiking/biking trails.	Yes	Yes

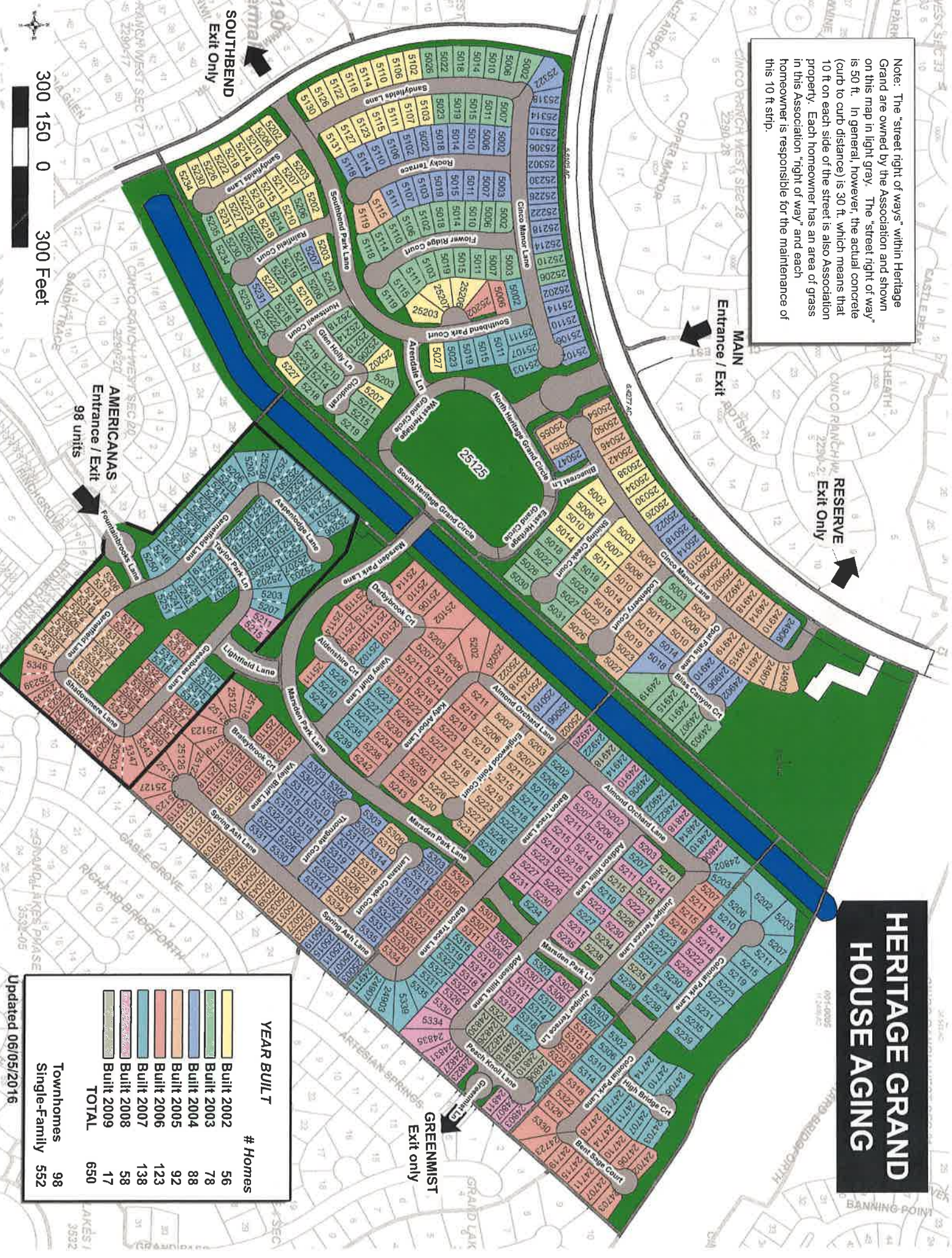
Heritage Grand Community-Wide (cont'd):		
<p>Home Cable TV & Internet</p> <p>A 2019 through 2023 contract between Comcast and Heritage Grand delivers the following "X-1 System" services for each of our 650 homes:</p> <p>(a) a DVR plus two companion boxes (all with voice-activated remotes) allowing for three TV connections;</p> <p>(b) "Digital Starter" TV Channel package;</p> <p>(c) Comcast modem/router for home computer and wi-fi service, supplying 150Mbps download speed.</p> <p>Note: The home's inside-the-wall wiring is owned and maintained by the property owner.</p> <p>If desired, residents may procure additional services from Comcast and pay for those services through direct billing</p>	Yes	Yes
<p>Home Security Monitoring</p> <p>In-house security wiring is owned and maintained by the property owner. The HOA pays for the monitoring fees of homes utilizing Modern Systems (the company Heritage Grand has a contract with).</p> <p>It is the sole responsibility of each resident to confirm that their specific system is correctly being monitored.</p> <p>With many homes no longer utilizing the hard-wired "land line" anticipated when the contract was negotiated, extra fees may be required to connect via a cell service.</p>	Yes	Yes
Funding Process for Future Large Infrastructure Needs:		
<p>As of 12/31/2018 the Reserve Fund totaled \$2.1 million.</p> <p>We contracted with Reserve Advisors, Inc, Milwaukee WI to define necessary funding for anticipated future infrastructure spending.</p> <p>Funding Goal: The Funding Goal of this Reserve Study is to maintain reserves above an adequate, not excessive threshold during years of planned significant expenditures.</p> <p>A Cash Flow Method is used to compute the Reserve Funding Plan. This method offsets future variable Reserve Expenditures with existing and future stable levels of reserve funding. Our application of this method also considers:</p> <ul style="list-style-type: none"> • current and future local costs of replacement • 1.2% annual rate of return on invested reserves • 2.0% future Inflation Rate for estimating Future Replacement Costs <p>Sources for <i>Local</i> Costs of Replacement: Our proprietary database, historical costs and published sources, i.e., R.S. Means, Incorporated.</p> <p>Certification: This <i>Full Reserve Study</i> exceeds the Community Associations Institute (CAI) and the Association of Professional Reserve Analysts (APRA) standards fulfilling the requirements of a "Level I Full Reserve Study."</p> <p>Current practice is to update the study every 5 years (2020 is next revision year).</p>	Yes	Yes

Note 1. For specifics of these amenities, see Heritage Grand's governing documents.

Note 2. Back yard maintenance is the responsibility of the homeowner. It can be maintained by the front yard crew for an additional fee.

Note: The "street right of ways" within Heritage Grand are owned by the Association and shown on this map in light gray. The "street right of way" is 50 ft. In general, however, the actual concrete (curb to curb distance) is 30 ft. which means that 10 ft on each side of the street is also Association property. Each homeowner has an area of grass in this Association "right of way" and each homeowner is responsible for the maintenance of this 10 ft strip.

HERITAGE GRAND HOUSE AGING



YEAR BUILT	# Homes
Built 2002	56
Built 2003	78
Built 2004	88
Built 2005	92
Built 2006	123
Built 2007	138
Built 2008	58
Built 2009	17
TOTAL	650
Townhomes	98
Single-Family	552

Updated 06/05/2016