

THE PROPERTY OWNERS ASSOCIATION GOVERNING
DEERWOOD LAKES AND DEERWOOD EAST SUBDIVISIONS
MAINTENANCE FEE INFORMATION

- The current maintenance fees for Deerwood Lakes Association, Inc.(DWLA) are \$100 per year for the first lot and \$50 per year for each contiguous lot. (A contiguous lot is an adjoining lot that fronts on the same street as the first lot, Texas Property Code (TPC) Section 209.015 (a)(1)(A).
- Maintenance fees collected are used to pay the following, with the amounts and details found on the DWLA website:
 - County, State, and Federal Taxes
 - Insurance as required by Texas State Law
 - Utilities on common properties and amenities
 - Mowing of common properties
 - Pool Maintenance and Service
 - Office expenses for billing and ACC duties
 - Postage expenses for billing and ACC duties
 - Legal expenses as required
 - PLEASE NOTE THAT THERE ARE NO SALARIES, REIMBURSEMENTS, OR CONTRACT LABOR COSTS.
 - Road Repairs -
 - As money is available, after yearly operating expenses
 - First priority is road repair on roads where there are full-time residences
- Maintenance fee payments must be applied to accounts in the following order to be in compliance with TPC Section 209.0063 (a):
 - First - past due amounts
 - Second - current fees due
 - Third - attorney's fees or third party collection costs
 - Fourth - fines assessed by the association
 - Fifth - any other amount owed to the association.
- Maintenance fee statements are mailed on a yearly basis before March 31. It is the property owner's responsibility to provide a current address to DWLA. Please note: the maintenance fees are annual and are due whether or not a statement is received by the property owner.
- In accordance with TPC, all communications regarding maintenance fee MUST be in writing.TPC Section 209.005
- **Property owners are required by TPC Section 209.051 (f) to provide updated email addresses to DWLA.**
- Unpaid maintenance fees transfer to new property owners as they are attached to the property.

- Maintenance fees must be by check, money order, or cashier's check. CASH IS NOT ACCEPTED.
- Account information is considered confidential and only available to the current owner and/or legal representative (attorney, title company, power of attorney) by written request. Written requests can be by mail and/or email (poafees@deerwoodlakesassociation.org).
- Past Due Accounts
 - An account is considered past due if the yearly maintenance fees are not paid by December 31 of the year.
 - Past due accounts are subject to lien processes in accordance with TPC Section 209.0094.
 - Past due accounts are subject to loss of use of common properties and amenities in accordance with TPC Section 209.006.
 - Past due accounts are subject to the account being placed with a third-party collections agency and reported to the credit bureau in accordance with TPC Section 209.006.
 - Starting June 1, 2017, late fees will be assessed on all past due accounts (accounts not paid by December 31 of the year at the rate of \$50 per lot. These late charges are on file with Waller County.