



The Value Cáceres Owners Get for their HOA Fee

For people who desire to live close to downtown Houston, yet also have the peace of mind of living in a guarded-gated community, Cáceres is a great choice. CCA’s Regular Assessments provide residents with 8 acres of beautifully landscaped and maintained common areas along with “lock & leave” ability for those who travel or don’t want to deal with a lot of upkeep themselves.

The Annual Regular Assessments include: Painting the exterior of each home every 8 years as determined and scheduled by the CCA; preventative maintenance of roof systems, not replacement, every 8 years as determined and scheduled by the CCA to identify items to be addressed; annual exterior window washing; maintenance of the landscaping of common grounds; 24/7/365 patrol service; Rice Military Civic Association’s Precinct 1 Patrol Program; water; trash and recycling pickup.

The Annual Regular Assessments provide many benefits** that come with living in Cáceres, including the following:

Item/Service	Time Frame
24/7 On-site Guards at Guardhouse and Precinct 1 Patrol Program	Continuous
Non-Resident Access/Parking Control	Continuous
Water/Sewer to Entire community	Continuous
Landscaping and Maintenance for Entire community	Continuous
House Swimming Pool / Spa Maintenance	Continuous
House/Villa Painting	Every 8 years
Garage Door Painting/Staining	Every 8 years
House/Villa Window Cleaning	Annually
Trash (Tues/Fri) & Recycling (Mon) Pick Up	3 times/week
Secure Mail & Package Acceptance	Continuous
Community Swimming Pool Maintenance	Weekly
Pool Area/Pool Pavilion Maintenance	Weekly
Street Maintenance	Continuous
Street Lighting/Maintenance	Continuous
Maintenance - Perimeter Gates	Continuous
Perimeter Fencing Maintenance	Continuous
Electricity - Common Areas	Continuous
Gas to Common Areas	Continuous
Property Management	Continuous
Maintenance - All common areas	Continuous
Maintenance - Fountain	Weekly
Pest Control - Common Areas	As Needed

House/Villa Roof Inspection	Every 8 years
Fire Hydrant System Maintenance	Annually
Community Social Events (some may include a participation fee)	Several/year

**None of these benefits are guaranteed at any time and are determined by the CCA.

Annual Regular Assessments (paid in total by January 31 of each year):

2021: \$8,559.37 (equivalent to \$713.28 per month) - Townhomes

2021: \$8,774.37 (equivalent to \$731.20 per month) - Villas

2021: \$10,954.34 (equivalent to \$912.86 per month) - Custom Homes