



The Heritage at Towne Lake is an active adult community intended to provide housing to persons 55 years of age or older. At least one resident of each residential dwelling must be at least 55 or older. 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

Documents to Request from Amber Hall at GrandManors

1. Important and Utility Connection Information
2. CC&Rs
3. Any other documents or other information needed for your listing

To Create A Heritage Listing:

1. Read "Policy and Procedure regarding Age Restricted Community" for required wording for Sales Contracts and Leases.
2. Physical Property Description, start with this wording - **The Heritage at Towne Lake, Active 55+ Community**
3. Subdivision Name, Type - **Heritage at Towne Lake**
4. In Disclosures Section select - **Senior Approved Project**
5. BEFORE taking the photos, call the Landscaping Company and ask to have the bushes trimmed.
6. Include the **Heritage Logo** as one of your photos to distinguish the Heritage homes separate from Towne Lake.

Add to Selling Agent's Notes:

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

HOA Dues include: Replacement Fund.

1. Landscaping – common grounds and front yards.
2. Common Area Utilities.
3. Lodge and swimming pool maintenance.
4. Home security alarm monitoring.
5. Towne Lake Master Association Fee.

6. Legal and professional fees.
7. Homeowner activities.
8. HOA insurance.
9. Management company fees.
10. House painting every 9 years.
11. Wooden fence staining.

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

If the House is going to be empty,

1. Submit a Sheriff Office Vacation Watch at: http://www.harriscountytso.org/Programs/programs_VacationWatch.aspx
2. Contact the Security Patrol Company - Phone number available through the Lodge
3. Contact the Home Monitoring Company - Phone number available through the Lodge

For Sale Signs

DCCR 2008 - N. SIGNS. No sign shall be erected or maintained on a Lot except:
Street signs and such other signs as may be required by law;

(ii) During the time of marketing Builder-owned Lots (defined to be from the date of acquisition by the Builder until the date title is conveyed by the Builder), one (1) ground-mounted. Builder identification sign having a face area not larger than six (6) square feet and located in the front yard of the Lot;

(iii) A "for sale" or "for lease" sign not larger than six (6) square feet and not extending more than four (4) feet above the ground;

Declarant, as long as Class B membership in the Association exists, and, thereafter, the Association, shall have the authority to go upon a Lot and remove any sign displayed on the Lot in violation of this Section without liability in trespass or otherwise.

(i.e., This means, no directional signs from the main roads to the home).

Open Houses

1. Open Houses may **ONLY** be held in conjunction with Towne Lake's Second Saturday managed through the Welcome Center (info@townelaketexas.com or Phone: (281) 256-2772).
2. On your Flyer, Include the **Heritage Logo** to distinguish the Heritage homes as separate from Towne Lake homes.
3. At least 4 days before your Open House, take your flyers and Business cards to the Welcome Center
4. Take flyers to The Heritage's Lodge also.
5. Sign Restrictions also apply to Open House signs. No Open House directional Signs are allowed.

The legal name of the association is

“H. Towne Lake Community Association, Inc.”

Closing Fee need to be disclosed in Other Mandatory Fees

1.

1. Working Cap Assessment - \$1,000, onetime fee
 1. Established - CC&R Section 6.12 pg. 35
 2. Set to \$1000 - “HTOWNE - Resolution - Cap Fee Resolution 6-1 2009.pdf”
 3. See also Annual Budget - 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).”
2. Foundation Fee - .5% sales price, onetime fee - D&C
3. Two months prepaid HOA monthly fees
4. Ownership Conveyance Processing Fees - variable
5. Resale Disclosure Fee - variable

This does not constitute Legal Advice. It is a list of helpful information compiled by other realtors to offer to you as a realtor to help you make the listings in The Heritage easier to market. Please contact GrandManors for the full legal documents needed to help you create your listings. No Liability is incurred from this website, webmasters, The Heritage Homeowners Association, or GrandManors by using this information or any changes not listed on this document or things that have been misinterpreted or misunderstood.