



ASHLEY GREENS INFORMATION

INTRODUCTION

Ashley Greens and Ashley Greens East is a unique enclave within The Woodlands Village of Alden Bridge. The neighborhood is designed for Active Adults over the age of 55 who want to spend time involved in activities that bring enjoyment and fulfillment. Ashley Greens and Ashley Greens East feature the Manor Collection of homes that have been designed by Lennar Homes with active adults in mind. These new designs incorporate many things that your future neighbors have requested. Our goal was to design a neighborhood and collection of homes that required less time to maintain than conventional homes. A Homeowners Association (HOA) has been created to handle most of the exterior maintenance of your home. We hope you like what you see in Ashley Greens and Ashley Greens East, and encourage you to give us your comments so we can better design future neighborhoods.

AGE RESTRICTION

Lennar Homes and The Woodlands established Ashley Greens and Ashley Greens East to best provide the lifestyle our residents' desire, and to meet the requirements of the Fair Housing Act of 1988. Ashley Greens is an adult community and, except as noted below, all occupied homes must be occupied by one person who is 55 years of age or older. No person under the age of 19 can be a guest in any home for more than 30 days in any calendar year. With approval by the Ashley Greens Board of Directors, Lennar Homes reserves the right to sell homes to persons between the ages of 50 and 54 years of age, provided that no less than 80% of the homes are occupied by at least one person who is 55 years of age or older. No individual homeowner may sell his or her home for occupancy by a person younger than 55 years of age without Board Approval. Ashley Greens is designed to be in strict compliance with state and Federal laws applicable to age restricted communities. Complete rules regarding age restrictions can be found in Article VI. Section 5 of the Declaration of Covenants, Conditions, and Restrictions for Ashley Greens available from your Lennar New Home Consultant.

THE COMMONS AREAS

The Commons consists of an open-air pavilion in Ashley Greens and walking trails in Ashley Greens East. These areas were built for the exclusive use of Ashley Greens residents. They will be managed by the Ashley Greens HOA. Rules for use of The Commons areas will also be the responsibility of the HOA. The pavilion contains a concrete floor, durable picnic tables, barbecue grill, hose spigot, lighting, and electric receptacles.

HOMEOWNER ASSOCIATION INFORMATION

Two homeowners associations cover the community of Ashley Greens.



ASHLEY GREENS

The master association for all homes in the Village of Alden Bridge is called The Woodlands Association (TWA). Documents and information regarding this association, the items covered by this association and annual dues for this association are provided by your Lennar New Home Consultant.

The second association, ASHLEY GREENS HOMEOWNER ASSOCIATION, was set up by Lennar Homes specifically for Ashley Greens and is designed to help make living in this neighborhood more relaxing and enjoyable. We think that you will agree that the items paid for by the association will not only provide you with a low maintenance lifestyle, but that the cost is relatively low compared with services provided.

Ashley Greens Homeowners Association, Inc. has adapted a Declaration of Covenants, Conditions, and Restrictions (CC&R's). You will receive a copy of these restrictions from your Lennar New Home Consultant. Please familiarize yourself with this document. It is designed to provide additional services beyond those enjoyed by TWA. Your initial monthly dues for the Association are \$84.00 due and payable monthly on the first of each month.

Your monthly dues are approximately distributed as follows:

- \$19.02** - Management, tax filing fees, accounting, auditing, liability insurance, general and administrative fees, and maintenance of The Commons
- \$ 3.13** - Refinishing your front door as needed but no more frequently than every 2 years
- \$40.00** - Complete front yard landscape maintenance (more fully described in landscape section below)
- \$ 2.08** - Reserve for sprinkler maintenance
- \$ 9.00** - Monitored individual home security
- \$ 5.21** - Reserve for painting the exterior of your home as needed but no more frequently than every 8 years
- \$ 5.56** - Reserve for repairing your fence as needed and replacing it no more frequently than every 12 years
- \$84.00 - Total monthly dues**

Please note that these costs are initial estimates and will change annually based on actual expenses and the level of service desired. The name of the association is Ashley Greens Homeowners Association, Inc. and will be managed by:

Association Management, Inc.
2204 Timberloch, Suite 280
The Woodlands, Texas 77380
Phone # - 281-681-2000

If you have any questions, please ask your Lennar New Home Consultant.

FUTURE SECTIONS

Lennar Homes reserves the right to annex future sections and homesites into the Ashley Greens Homeowners Association.



ASHLEY GREENS

ASHLEY GREENS LANDSCAPING GUIDELINES

NOTE - It is important to remember that The Woodlands is designed so that its inhabitants will live in harmony with the forest. In order to achieve that goal, homeowners are encouraged to leave as much property as possible in its natural state. This helps the environment and generally means less maintenance for homeowners.

Lennar will landscape your home in accordance with the above principal.

Front Yard: Your home will be professionally landscaped based on the existing vegetation. Some homes will receive more landscaping than others. The guidelines described here are only the minimum that you will receive. The Woodlands requires us to leave at least 40% of the front yards natural. If there is no natural vegetation in the front yard, we are required to plant at least 2 - 15 gallon native trees and 2 - 5 gallon native shrubs for every 100 square feet of non-vegetated area up to the 40% coverage. Lennar will add 2 additional 5-gallon native shrubs as a minimum. In addition, we will either leave or create at least 60% of your front yard as a natural area. Also, Lennar will establish highlighted natural areas with moss rock in selected parts of the front yard. Front yards will be sodded at least 10 feet from the street as a minimum. The sod lines will flow in curves to help with the appearance of the homes. More sod will be used if it will enhance the look of the home.

Back yard and side yard behind the front fence: Your back yard will be left in its natural state. Mulch will be placed on the ground as part of your final landscape package.

ASHLEY GREENS HOMEOWNERS ASSOCIATION LANDSCAPE MAINTENANCE SERVICE

All services described below cover your front yard and side yard only up to the front fence. All property behind the fence will be the responsibility of the homeowner.

Landscape maintenance service, as part of your HOA dues will include the following:

- Mowing, trimming, edging, blowing debris from concrete areas 42 times per year.
(Weekly during growing season, Bi-weekly during dormant season)
- Weed and Insect control 3 times per year
- Lawn fertilization 3 times per year
- Shrub and tree fertilization as needed
- Replacement of dead trees and shrubs planted by builder
- Pruning trees and shrubs annually
- Re-mulching annually
- Sprinkler repair as needed
- Removing debris from gutters 2 times per year

Homeowners Responsibility

It is each Homeowners responsibility to do the following:

Revision 10/24/00

Homeowner's Initials: _____



ASHLEY GREENS

1. Insure sufficient watering for the yards. Each home is supplied with an automatic sprinkler system. Over watering or under watering are both detrimental to the yards.
2. Insure that the front area is safe for contractors to work
3. Homeowners are responsible for plants and flowers that they plant



ASHLEY GREENS

Note: If homeowners do not properly comply with the requirements listed above, the HOA has the right to sod or plant to bring the landscape up to neighborhood standards at the expense of the homeowner.

LENNAR HOMES INFORMATION

Founded in 1954, Lennar Homes has grown stronger every year for more than 40 years. Lennar is one of the top five homebuilders in the nation, with over 100 active communities in Texas, Arizona, California, Nevada, and Florida. Our parent company, Lennar Corporation, is a full service real estate company that combines the homebuilding expertise of Lennar Homes with the convenient mortgage and title services of Lennar Financial Services. Lennar Corporation is a public company listed on the New York Stock Exchange (LEN), and is heralded as one of the nation's strongest homebuilders.

Lennar Homes is part of Lennar Corporation's powerful presence in Houston, which also includes Universal American Mortgage Company and Regency Title. Lennar Corporation is one of the largest homebuilders in Texas.

Lennar homeowners have everything; because of our famous "*Everything's Included*" Homes. We utilize our volume buying power with America's greatest manufacturers of home products, making a huge commitment to save you thousands. Lennar's "*Everything's Included*" Homes include all the features that home buyers want most. Thousands of dollars in luxury extras at no extra charge. Everything you want. Everything you need. "*Everything's Included.*"