

PROPERTY OWNER INFORMATION  
DEERWOOD LAKES ASSOCIATION, INC. (DWLA)

- DWLA is a Deed Restricted Community - deed restrictions are available through Waller County and are located on the DWLA website.
- Maps and/or plats of properties can only be obtained through Waller County.
- Deerwood Lakes Association, Inc. (DWLA) is NOT:
  - A real estate company
  - A real estate developer
  - A real estate declarant
- DWLA does NOT:
  - Show property to prospective owners
  - Locate properties for current property owners
  - Obtain street addresses on properties
  - Have utilities installed on properties
  - Provide assistance in obtaining county permits
  - Provide assistance in obtaining utilities on properties
  - Provide or install culverts or driveways on properties.
  - Provide plats or maps to properties

SELLING AND PURCHASING PROPERTY  
IN DEERWOOD LAKES AND DEERWOOD EAST.

**BUYER BEWARE!**

- It is important to properly purchase or sell a piece of property with a title company or with a real estate attorney to make sure that property titles are clear and that past due maintenance fees are paid.
- Past due maintenance fees transfer to the new owner as they are attached to the property in accordance with Texas Property Code.
- If a property owner decides to sell a piece of property without legal representation (title company or real estate attorney), it is the property owner's responsibility to provide Deerwood Lakes Association, Inc. (DWLA) deed transfer information.
- The Waller County Appraisal District files are the official records of property owners as the files represent deeds filed with the county. Sellers of properties need to make sure that any deed transfers are properly filed with Waller County.

- There is a \$100 per lot transfer fee assessed at the time of closing with a title company and/or real estate attorney. This standard fee covers the administrative costs of providing information to the legal representatives.
- Prospective buyers need to review the Deerwood Lakes Association, Inc.'s Deed Restrictions as are posted on the website to ensure that property seller's claims adhere to the Deed Restrictions. (Please review the document entitled Deed Restriction Highlights or the actual Deed Restriction documents.)
  - Mobile homes are NOT ALLOWED in the DWLA subdivisions.
  - RV living is NOT ALLOWED in the DWLA subdivisions.
  - Homes must be NEW CONSTRUCTION in the DWLA subdivisions.
  - New homes must be a minimum of 1500 square feet for a one story home, and 2000 square feet for a two story home in the DWLA subdivisions.

#### CLEARING A PROPERTY OR MAKING ANY IMPROVEMENTS TO A PROPERTY

- It is the property owner's responsibility to contact the Waller County Engineer Office to obtain and file a Development Permit Application PRIOR to requesting approval from the Architectural Control Committee for any improvements on a property.
- It is the property owner's responsibility to contact the Waller County Engineer Office to obtain and file a Floodplain Development Permit Application Package Checklist PRIOR to requesting approval from the Architectural Control Committee for any improvements on a property.
- It is the property owner's responsibility to contact all utilities PRIOR to requesting approval from the Architectural Control Committee for any improvements on a property.
  - Application for utilities must be completed and submitted with the appropriate utility company.
  - The utility companies provide the necessary information regarding easements and/or placements of utilities.
- It is the property owner's responsibility to obtain the DWLA Architectural Control Committee (ACC) forms, complete and submit the forms to the DWLA ACC, provide all of the required materials, and receive approval before any clearing or improvements can be made.