



## THE COMMUNITY ASSOCIATION

The Long Meadow Farms Community Association, Inc. is a non-profit corporation chartered under the laws of the State of Texas. Membership is mandatory, and each owner automatically becomes a member of the Association upon acquiring a home in Long Meadow Farms. The Association is governed by the Declaration of Covenants, Conditions and Restrictions and operates according to the By-Laws of the Association.

One of the major responsibilities of the Association is to protect the homeowner's investment and enhance the value of their property. The Association provides for the maintenance and operation of the common areas and facilities such as landscaped areas, swimming pools, playgrounds, playground equipment and tennis courts. The Association is also responsible for enforcing the protective covenants and may do anything lawful to protect, beautify or benefit the property under its jurisdiction, such as, care for vacant and unkempt lots, pay for the cost of maintaining the common areas, operation of street lights, lighting at entries, publication of the newsletter, welcome packages, security, administrative expenses, etc.

The Association collects an annual assessment from the owners of each lot. This assessment is due by January 1<sup>st</sup>. Any assessment not paid within thirty days after the due date shall bear interest from the date. Assessments, late charges, costs and reasonable attorney's fees, shall be a charge on the land and shall be a continuing lien upon the property. The Association may bring an action at law against the owners personally obligated to pay the same or foreclose the lien against the property.

The affairs of the Association are managed by a board of five (5) directors, and appointed committees. The Board of Directors is required to determine the policies of the Association. Each Director must use their best discretion, care and diligence in the performance of their duties. The Directors do not receive any compensation for their services.

Architectural Control is monitored by the Architectural Review Committee. The Architectural Review Committee is organized to provide and maintain uniformity and harmony in the construction of improvements to the homes in Long Meadow Farms. Any improvement made to the exterior of your home or property must have **prior** approval of the Architectural Review Committee.

The Association's Declaration provides several restrictions prohibiting activities that tend to decrease property values. Some of these restrictions include: Lots shall not be used for storage of materials and/or equipment other than normal residential requirements or for construction of improvements as permitted by Deed Restrictions. No boats, trailers, motor homes or commercial vehicles may be kept or stored in public view. Pets must be leashed when not confined.

There are many other use restrictions established for your Association. Article VII of the Declaration of Covenants, Conditions and Restrictions enumerates them for you. If you have a question or are unsure if something is acceptable, please contact LEAD Association Management at 281-857-6027. The Association hopes this gives you an overview of what an Association is, and why you have one. If you have any questions, please feel free to call.

*Long Meadow Farms community website: [www.longmeadowfarmscai.org](http://www.longmeadowfarmscai.org). If registering for the first time you will need your account number. That could be provided by contacting the Welcome Center at [longmeadowfarms.oc@lead-inc.com](mailto:longmeadowfarms.oc@lead-inc.com).*



**LONG MEADOW FARMS COMMUNITY ASSOCIATION, INC.**

**GARBAGE PICK UP SCHEDULE**

Garbage service commences as soon as water service has been set up for the property. Call Environmental Development Partners (EDP) at 832-467-1599 to set up water service. Invoices from the M.U.D. District (#146 and #194) will include charges for garbage service.

Pickup days are Tuesday and Friday. Trash should be put out by 7:00 am the day of pickup. Trash containers must be stored out of view on non-pick up days.

All garbage will be picked up at **curbside**. If you have lawn maintenance debris to dispose of you may also place it at curbside, there is no limit on the number of bags. Heavy trash may be placed at the curb for collection on Fridays. Bulk items may be left out at this time. Moving boxes should be broken down and tree trimmings cut into lengths of 3-4 feet, thickness/diameter under 6 inches, bundled and tied.

If you should have any further questions you may contact:

Waste Corporation of America, a GFL Company

Email: [cshouston@gflenv.com](mailto:cshouston@gflenv.com)

Phone: 281-368- 8397, or online at [www.gflenv.com](http://www.gflenv.com).



### HELPFUL PHONE NUMBERS/CONTACTS

<b>SCHOOL DISTRICT:</b>	
<b>Fort Bend ISD</b>	281-634-1000
Pecan Grove Elementary	281-634-4800
James Bowie Middle School	281-327-6200
Travis High School	281-634-7000
<b>Lamar Consolidated ISD</b>	832-223 0300
Adolphus Elementary	832-223-4700
Frost Elementary School	832 -223-1500
Briscoe Junior High School	832-223-4000
Foster High School	832-223-3800
<b>SHERIFF/FIRE:</b>	
Sheriff's Department (Non-emergency)	281-341-4666
Emergency (medical & fire)	911
Fire Department (Non-emergency)	281-238-1210
<b>PRECINCT 3 (12,14,21,22,23 only)</b>	
<b>Justice of the Peace</b>	281-238-1460 OFFICE
<b>Constable's office</b> <a href="http://www.fortbendcountytexas.gov/jp3">www.fortbendcountytexas.gov/jp3</a>	281-238-1430
<b>PRECINCT 4 (covers all other sections)</b>	
<b>Justice of the Peace</b>	281-341-4735 OFFICE
<b>Constable's office</b> <a href="http://www.fortbendcountytexas.gov/jp4">www.fortbendcountytexas.gov/jp4</a>	281-242-4014
<b>Deputy Ghaffar</b>	281-341-4665
<b>Animal Control</b>	281-342-1512
<b>SERVICE PROVIDERS:</b>	
<b>ELECTRIC SERVICE:</b>	
Reliant Energy	713-207-7777
CenterPoint Energy (Emergency and Light Pole Repair-provide pole #)	800-332-7143
<b>GAS SERVICE:</b>	
CenterPoint Energy	713-659-2111
<b>TRASH PICKUP:</b>	
GFL Environmental (MUD 146 and 194)	281-368-8397
<b>WATER &amp; SEWER SERVICE:</b>	
Ft. Bend MUD 146 and MUD 194(The Trace)	713-395-3100
Environmental Development Partners ( <b>EDP</b> ) – Customer Service Billing/Repairs	832-467-1599
<b>SOCIAL MEDIA SITES (Facebook)</b>	
Longmeadowfarmsresidentonly	Homeowners & residents
Longmeadowfarmsfitnesscenter	Membership request
Longmeadowfarmshoa	Only the Board can post
Longmeadowfarmscrimewatchgroup	Membership request
<b>HOA MANAGING AGENT</b>	
LEAD Association Management, Inc.	281-857-6027
<b>Office Coordinator – On-Site (Welcome Center)</b>	<b>832- 363-2000</b>



## **The Trace Clubhouse**

6113 Long Prairie Trace  
Richmond TX 77407

Max occupancy: 100

Fourteen 6' tables,

84 chairs,

Refrigerator,

Microwave 55"

Smart TV w/cable,

Wi-Fi

\$500 deposit

\$300 usage fee

## **The Pavilion**

21015 Long Meadow Farms Pkwy  
Richmond TX 77406

Max occupancy: 60

Tables & Chairs: not available

\$250 deposit

\$75 usage fee



## The Trace Clubhouse 6113 Long Prairie Trace

Reservation requests should be made at least two weeks prior to event. In order to confirm reservation, both payments along with completed application must be received within two weeks prior to event if not date will be released. Payment must be issued from the property owner and dropped off at the Welcome Center hours are Monday-Friday from 9am—5pm.

Events shall occur during the following hours of operation:

<b>Monday-Friday</b>	<b>10am--11pm</b>
<b>Saturday</b>	<b>10am—11pm</b>
<b>Sunday</b>	<b>12pm—11pm</b>

Pool parties are to be held outside of regular pool hours.

Arrangements must be made through Sweetwater Pools at 281-988-8480 at least two weeks prior to party or party is subject to cancellation. **\*\*Guests who attempt to use the pool at a clubhouse function where only the clubhouse has been rented will result in forfeiture of the entire deposit\*\***

Keys to the facility will be given to the Lessee to grant access to the facility prior to the event for the time frames specified on the application. You will need to decide with the On-site Manager to obtain the keys prior to your event.

There shall be no more than one hundred (100) guests in attendance at each event.

Smoking inside the facility is NOT permitted.

Alcoholic beverages are permitted inside the facility ONLY when an off-duty police officer(s) is present. Residents are responsible for the cost of the off-duty security for the event. Your On-site Coordinator will arrange for officers for your event.

Private parties shall be limited to five (5) hours, if additional time is needed arrangements will need to be made in advance.

All trash/garbage generated by the event (including kitchen use) shall be bagged and REMOVED.

Facility must be left in clean condition after use.

Only freestanding decorations are to be used; no tape, pins, etc. Helium balloons, bounce houses, castles or zoo animals (ex. Ponies), are not permitted.

The facility fee to be paid prior to the event is as follows:

**\$500.00 Deposit (Refundable if left in good standing)**

**\$300.00 Use/Cleaning Fee**

Make two checks (one for \$500 and one for \$300) payable to: Long Meadow Farms Community Association, Inc.

Failure to abide by use rules may result in forfeiture of some or all the deposit.

**Please return forms to:  
Long Meadow Farms Welcome Center or place in the drop box at  
21015 Long Meadow Farms Parkway**



## The Pavilion

21015 Long Meadow Farms Parkway

Long Meadow Farms reserves the right to disapprove applications for events that are deemed political, social, policy activity, or policy critiquing in nature, or events deemed divisive, illegal or immoral. Must not be reserved for commercial purposes except employee meetings and special events.

Rental requests and payments will **ONLY** be accepted from the property owner.

All reservation requests must be received a **MINIMUM** of **two weeks prior** to the event.

Rental requests are confirmed when completed rental policy and payment are received by Welcome Center Staff.

Rental requests dropped in locked addressed mailbox outside Welcome Center office after normal business hours will be processed on the next business day, **IF DATE REQUEST IS AVAILABLE.**

There shall be no more than sixty (**60**) in attendance.

Alcoholic beverages are permitted on the premises **ONLY** when off-duty police officers are present.

Residents are responsible for the cost of hire for off duty security for the event.

**The office staff will arrange for officers.**

Private parties shall be limited to a maximum of four (**4**) hours.

All trash/garbage generated by the event, including the parking lot and surrounding areas shall be bagged and taken with you, the area must be left in clean condition immediately after the event or entire deposit is forfeited.

All music, announcements and/or activities **MUST** be appropriate for a family friendly oriented common area.

**Only freestanding decorations are to be used; no tape, pins, etc. Helium balloons, bounce houses, castles or zoo animals (ex. Ponies), are not permitted.**

The fees to be paid at time of rental confirmation and prior to the event is as follows:

**Facility deposit of \$250.00 (fully refundable if facility is cleaned immediately after event)**

**Facility Usage Fee \$75.00 for a maximum of four (4) hours.**

Make two checks (one for \$250 and one for \$75) payable to: Long Meadow Farms Community Association, Inc.

Failure to abide by use rules may result in forfeiture of some or all the deposit.

**Please note: It's your responsibility to ensure your access card is working for outdoor restroom access prior to your event. Please check at least a week before your event.**

*Please return forms to:*

*Long Meadow Farms Welcome Center or place in the drop box at  
21015 Long Meadow Farms Parkway*

**FOR ALL EMERGENCIES OUTSIDE BUSINESS HOURS, CALL 281-857-6027 IMMEDIATELY.**



## LAKE USE REGULATIONS

1. Use of the Lakes. All homeowners and their guests will be permitted access to and use of the lakes located within the boundaries of Long Meadow for aesthetic purposes only. The lakes are private and are for the use and enjoyment of homeowners and their guests only; trespassers will be prohibited from access to and use of the Lakes. Guests of homeowners may only use the Lakes while accompanied by a homeowner.
2. Prohibitions: In order to preserve the aesthetic value of the Lakes and the health and safety of the users, the following are strictly prohibited:
  - 2.1. Watercraft. NO BOATS, RAFTS, CANOES, OR OTHER WATERBORNE CRAFT ARE ALLOWED ON THE LAKES AT ANY TIME. An exception to this regulation is that the Long Meadow Community Association is permitted to use a motorized watercraft in connection with the maintenance of the Lakes.
  - 2.2. Swimming. No swimming, floating, "tubing," wading, or other similar activity is permitted in or on the lakes at any time.
  - 2.3. Garbage and Refuse Disposal. Trash, garbage, or other waste and pollutants of any kind are not to be disposed of in the Lakes by any homeowner or guest.
  - 2.4. Fishing and Hunting. Fishing and hunting are not permitted.
  - 2.5. Pumps. No manual, electric, solar, or gas-powered pumps will be allowed to draw water from the Lakes for the private use of any homeowner (i.e., irrigation, cleaning, swimming pools, spas, hot tubs, etc.). An exception to this policy is that the Long Meadow Community Association will be permitted to install and use a pump to draw water from the Lakes in connection with the irrigation of the common areas of the community.
  - 2.6. Nuisances. As determined by the Association, no noxious, offensive, or annoying activity will be permitted upon or around the Lakes. Any action or use of the Lakes not specifically mentioned in these regulations but which the Association deems injurious or hazardous will be prohibited.
  - 2.7. Waterfowl. Only wild waterfowl and domesticated waterfowl introduced by the Association will be permitted on the Lakes. Homeowners may not add, harvest, or breed the waterfowl. The Association reserves the right to remove, dispose of, or destroy any excess number of waterfowls from the Lakes whether or not such waterfowl are the property of a Member, without liability to any member.
  - 2.8. Piers and Docks. No piers, docks, or decks will be permitted on the Lakes.
  - 2.9. Chemical Usage. Homeowners, their tenants, employees, agents, customers, guests, or invitees may not use chemicals, fertilizers, or pesticides within ten (10) feet of the Lake. Homeowners and their employees are expected to mow around the Lakes in a manner that minimizes the discharging of grass clippings entering the Lakes. Tree limbs and other objects are not to be placed or installed in the Lakes.
  - 2.10. Swimming Pools. Homeowners who have swimming pools will not be permitted to discharge or drain pool water into the Lakes or onto the common areas surrounding the Lakes. Hot tubs, spas, and similar equipment are also prohibited from draining or discharging into the Lakes or onto the common areas surrounding the Lakes.
3. Enforcement. Any violation of these Lakes Regulations will be deemed to be a violation of the Declaration of Covenants, Conditions and Restrictions.

4. Indemnification. Each homeowner will be liable to the Association for any damage or contamination to the Lakes of any type or to any equipment related to the Lakes that results from the negligence of the homeowner, his or her tenants, employees, agents, customers, or guests, or invitees that is not covered by insurance. Further, it is specifically understood that neither the Association nor the Board of Directors will be liable to any person for injury or damage sustained by such person related to the use of the Lakes by any homeowner or his or her guest. Each homeowner does hereby agree to defend, indemnify and hold harmless the Association and the Board of Directors from and against any such claim or damage as referenced in the immediately preceding sentence that affects such homeowner or her or his guest(s), including, without limitation, legal fees and court costs REGARDLESS OF WHETHER THE INJURY OR DAMAGE RESULTS OR IS CLAIMED TO HAVE RESULTED FROM ANY NEGLIGENCE OF THE ASSOCIATION OR THE BOARD. By membership in the Association and any use of the Lakes by a homeowner or its guests, a homeowner will be deemed to have expressly agreed to the provisions of this paragraph as if the homeowner's signature appeared hereon.

5. Conflict with Declaration: Association's Rights. If any part of these Lake Regulations conflicts with any term or provision of the Declaration, the terms and provisions of the Declaration will govern but only to the extent of such conflict. The Association reserves the right to modify or amend these Lake Regulations as the Board deems necessary from time to time, and the changes will take effect upon posting of the revised regulations in public areas or mailing of the revised regulations to all residences in Long Meadow.



## Long Meadow Farms Fitness Center Rules and Regulations

The Long Meadow Farms Fitness Center was developed to meet the challenging needs of today's health and fitness-conscious Long Meadow Farms resident. We are pleased to offer a variety of equipment for cardiovascular, strength and flexibility training. It is our goal to provide a clean, safe, and pleasant environment while providing exceptional customer service to our residents.

### Fitness Center Hours

**Monday-Thursday** 5:00am-9:30pm

**Friday** 5:00am-7:00pm

**Saturday** 9:00am-5:00pm

**Sunday** 11:00am-5:00pm

### Member Identification Card

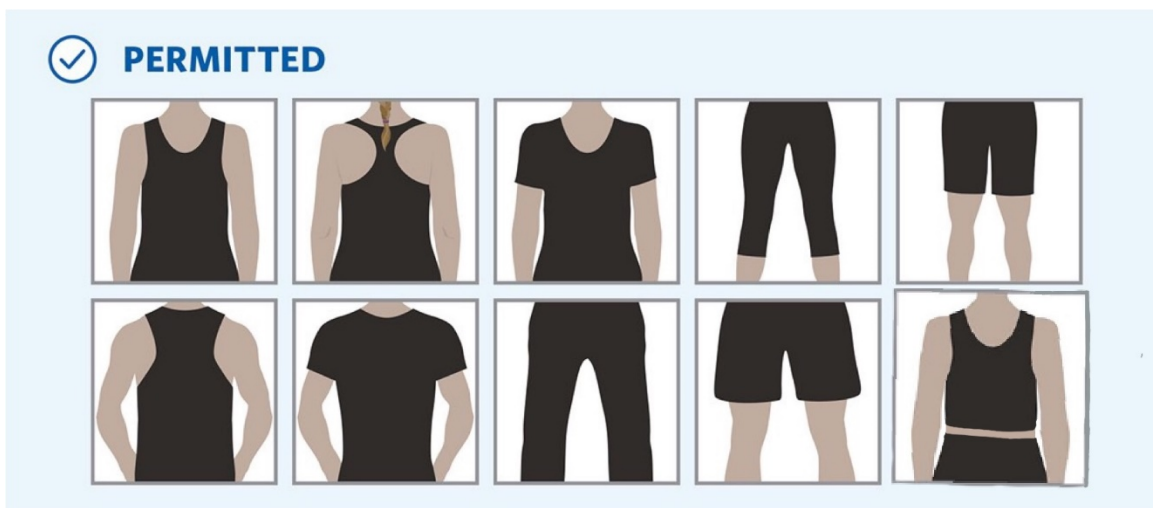
- Residents must use their current Access Card to enter the Fitness Center each time they wish to workout. Picture on the card must match the cardholder.

### Age Regulations

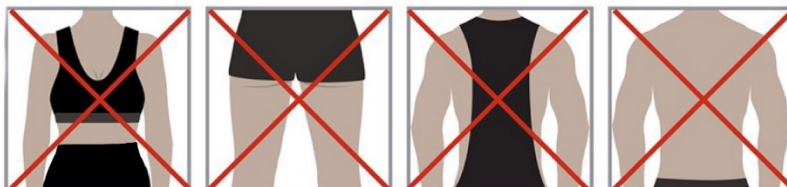
- Youth, ages 12 -14 are permitted to use the Fitness Center ONLY when accompanied by a parent or guardian over the age of 21.
- Youth younger than 12 years of age are not permitted to use the Fitness Center.**
- Ages 15 and older will receive a Membership ID.

### Attire

- Appropriate fitness attire including shirts **that cover the chest** (Shirtless and Sports Bras as tops are not allowed) are required at all times.
- Attire should not be overly revealing, and fabrics or accessories should not cause damage to the upholstery on fitness equipment.
- Closed toed shoes are required at all times.



✘ **NOT PERMITTED**



## **Guests**

- Long Meadow Farms Fitness Center Members are allowed to bring one guest at a time to work out at the facility. Guests are required to always be accompanied by a Resident Member. Guests must be 18 years of age and older. Guest must present a valid ID at check-in.

## **Food and Beverage**

- Water and sports drinks are permitted in the Fitness Center. Food and other beverages may be consumed outside the Fitness Center under the walkway. Glass containers are not permitted in the gym.

## **Weight Training Room**

- The weight room is equipped with 7 televisions, you may ask the staff to adjust channels if desired. During peak hours, adjusting the channels may not be available.
- Please adhere to a 20-minute time limit on cardio equipment when others are waiting.
- Return all cardio equipment to zero speed and elevation after use. Never exit a treadmill with the belt still moving or step onto one with a moving belt.
- Perform weightlifting exercises properly, safely and under control at all times. Please do not drop or slam weights.
- Please re-rack weights and return equipment to its proper location.
- When performing more than one set on weight equipment, please allow others to “work in” between your sets.
- As a courtesy, please towel off each piece of equipment or weight bench after use and return all dumbbells, weight plates, and handles to racks after use. Sanitization wipes are provided.
- Fitness Center Attendants are there to help residents if they are unfamiliar with any piece of cardio or weight equipment and will be happy to show you how to use it properly. Attendants are not; however, certified trainers and can only provide basic instructions on use.
- Youth ages 12-14 are permitted to use the weight room only when present with a parent or guardian over the age of 18 and must be always under the direct supervision of parent/guardian. Youth under age 12 are not permitted in the weight room.
- Music on personal devices is not to be played out loud.
- Limit cell phone usage while in the Fitness Center
- Refrain from using the camera on cell while in the facility.
- Absolutely no horseplay or loitering will be tolerated.

## **Group Exercise Room**

- Use of room & Wellbeats is on a first come first served basis.
- Group Fitness classes have priority use of the group exercise room.
- Please be courteous of others when using the group exercise room.
- The Group Exercise Room is intended for exercise and fitness only. Staff may use discretion in determining suitable activities.

## **Group Exercise**

- If you are just beginning an exercise program or have any medical concerns, please inform your instructor prior to class.
- Please follow the instructor’s direction and class format, with allowances for modifications due to physical limitations or fitness levels.
- Group fitness class scheduled maybe adjusted as necessary; classes may be canceled or rescheduled due to low participation.

- Participants must be at least 12 years of age to attend group fitness classes; however, this excludes classes offered specifically for youth.

### **Risher Fitness Management**

- Long Meadow Farms has a contractual agreement with Risher Fitness Management that provides a team of highly trained experts to provide safe and healthy fitness training. If a resident is interested in setting up one-on-one or in small group training sessions please contact the fitness center. Residents can obtain information regarding the scheduling of the level of training and payment for these services will be handled through the company providing the trainer services. **Instruction or training by unauthorized individuals is strictly prohibited.**
- Only approved promotional materials may be displayed in any interior or exterior areas of the center. Private business solicitation or displaying information regarding business services or products is not permitted unless specifically approved by Long Meadow Farms or Risher Fitness Management.
- All Long Meadow Farms patrons, staff, instructors, and trainers are entitled to a respectful and courteous environment – loud, offensive, abusive, profane, or bothersome behavior will result in suspension from Fitness Center use.
- Residents are reminded to only bring necessary belongings into the Center and keep these belongings in their own safekeeping. The fitness center staff and instructors are not responsible for the loss or damage to personal property brought into the center or on the Long Meadow Farms complex property.
- The Center will maintain a Lost & Found system. Please inquire at the Front Desk if you have lost something and please provide the staff with any lost items you have found. All found items will be held for a minimum of 14 days and beyond that period; items are subject to disposal at the discretion of staff.
- Smoking and alcoholic beverages are not permitted in the Fitness Center or on the grounds surrounding the Fitness Center.

### **ADDITIONAL RULES AND REGULATIONS**

**The Long Meadow Farms Board of Directors reserve the right to amend or alter these Rules and Regulations at any time at our sole discretion. Any amendments to these Rules and Regulations are effective immediately and the Community will be notified.**