

New Resident (cp)

2023 CountryPlace Brochure

*55 and over
age restricted community*

What does an Age Restricted Community mean?

This means that buyers and occupants are held in compliance to the restriction under the Housing for Older Persons Act (1995). All homes must have at least on qualified occupant that is 55 years old or older.

The minimum age for Any occupant is 18. Underage guests/visitors are not permitted to reside in the home for more that 30 days in any calendar year.

What does the HOA Assessment include?

The monthly assessment for 2023 is \$198.00 per month. This fee is utilized to pay all CPMCA expenses. If you are purchasing a townhome, you will pay two assessments.

CPMCA expenses are: Security, Carriage House Expenses, pool & tennis courts maintenance, staff payroll, insurance, property upkeep and golf course expenses.

New Resident Orientations

Once you have closed on your new home, or signed a new lease agreement as a tenant, you will need to schedule a New Resident Orientation with our on-site management office. This process will include information on the gate access, amenity rules and usage, social activity information and receive a binder with the governing documents for the association.



IMPORTANT PEARLAND CONTACTS

Pearland Police
Non-Emergency Number 281-997-4100

Pearland Utilities 281-652-1603

Frontier Waste..... 936-258-9035

Pearland Recycling Center 281-489-2795



**CountryPlace Master
Community Association (CPMCA)**

Prospective Buyer's Guide

Many prospective owners have similar questions when considering purchasing a home or townhome within our 55 and over age restricted community.

This pamphlet is designed to assist and answer questions and provide you with information to make your decision and process easier.



**CountryPlace Master
Community Association (CPMCA)**

3119 Flower Field Lane, Pearland, TX 77584

The on-site Management's office can be reached
by phone @ 713-436-1062

Graham Management can be reached at
713-344-8000

**Pearland Golf Club@CountryPlace
is owned by CPMCA.**

**Each homeowner contributes
monthly to the support
of the golf course through
the HOA dues.**



Exterior Modifications Notice

Any exterior modification MUST be applied for in advance and obtain approval by the ACC Committee. Blank applications are available at the Carriage House office or can be downloaded from our website. This is a very important step that must be followed in order to remain in compliance with the Rules and Regulations for the community and avoid any fines and/or legal action for violation of these policies. (Exterior painting, Roof replacements, etc.)

If you are buying a townhome

If you are buying a townhome, you are also a member of the CountryGrove Homeowner's Association. CountryGrove also requires a monthly assessment that pays for lawn service, windstorm insurance, roof replacement and painting of the buildings. Therefore, you are paying two assessments.



We E-BLAST important information.. weekly to our residents. We also provide a monthly newsletter and an event calendar.

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Architectural Control Information

Welcome New Residents to Country Place!

You may have been a bit overwhelmed with all the information you will receive at the Country Place orientation. If you haven't been yet, orientation is the starting point for all community information. Make sure you schedule your visit first thing. This visit addresses our Country Place HOA deed rules and restrictions. During your orientation you will have an opportunity to provide the required information regarding the age requirements for residents of Country Place.

Now that you're settling in, you most likely have ideas on how to make changes to your home and make it fit your own unique personality. Whatever you wish may be done to the inside of your home. As for exterior and landscape, we do have a few restrictions which are in the information packet you'll receive at Orientation.

A major item to be aware of is that for exterior and landscape changes, a “Request for Home Improvement Approval” form is needed. This form is attached and is available at the Carriage House, on the CPMCA website or on-line at Graham Management. Upon completion, please return it to the Carriage House office. Your request will be submitted to the Architectural Control Committee for review. Please don’t begin a project until you have received approval. You will be notified of approval/rejection within three days to two weeks.

If changes are necessary in order to comply, we invite you to attend a meeting of our Architecture Control Committee. This can be arranged to fit your schedule. There is an approved color palette for exterior colors that is available for review at the Carriage House office.

Please make sure close attention is paid as to how your color choice works with your home’s brick.

Questions or concerns? Just call the Carriage House and let them know. One of the committee members will be happy to get in touch with you.

We are so pleased you’ve chosen Country Place as your new home!

**Maury Rubin
President
CPMCA**

**Richard Penning
Director of Architectural Control
CPMCA**

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