



# Windsor Lakes

IN THE WOODLANDS

Realtor Information Packet



The natural place for Active Adults to call home.



# Windsor Lakes

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1 Lake Windsor Circle, Conroe, Texas 77384

936-321-1181

Windsor Lakes is a unique gated enclave of 572 homes, 398 single family home and 174 townhomes, developed by The Woodlands Development Corporation designed exclusively for Active Adults 55+ and built by Lennar Home and Village Builders. Conceived in 2000 by The Woodlands Development Corporation as a part of the Village of College Park, building began in 2003 by Lennar and Village Builders, Windsor Lakes was completed in 2006. In November 2000, Windsor Lakes was annexed by the City of Conroe.

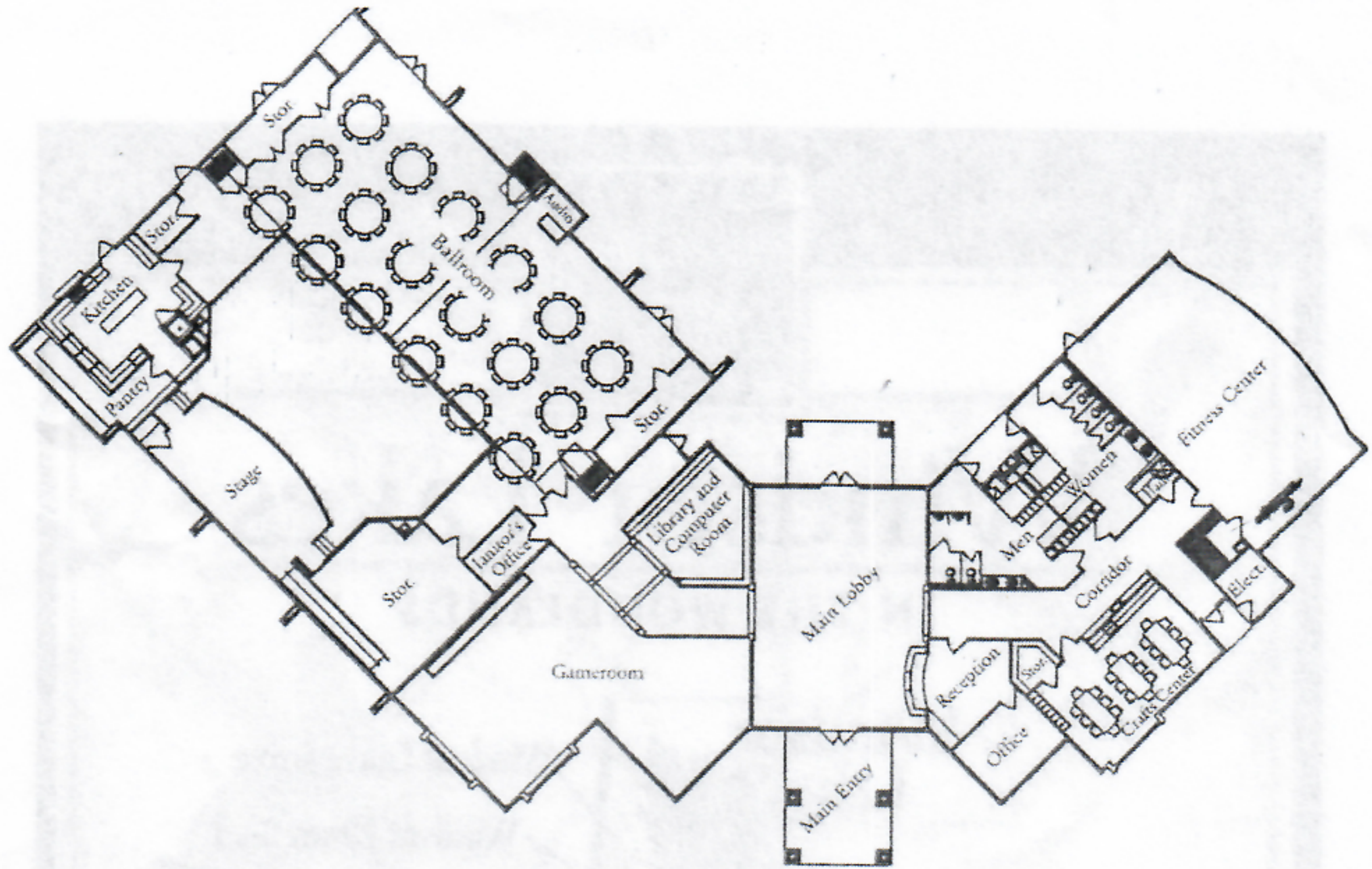
As a Woodlands Development Corporation designed community, Windsor Lakes complies with their high community standards as described in "The Windsor Lakes Residential Development Standards." A copy of these "Standards" is provided to each new homeowner.

The Windsor Lakes Homeowners Association has a five-member resident elected board of directors that conducts the business of the community and oversees the services provided to the community. There are bi-monthly open board meetings with the Annual meeting held each April. Associa PMG Houston Inc. is the Windsor Lakes community management company.

There is a required \$1250 initial membership fee for two homeowners to become a member of the Windsor Lakes Homeowners Association. There is an additional fee for additional household members. There is a monthly home owners association fee which covers a wide variety of services such as lawn care, common area maintenance, fence maintenance and replacement, door painting, exterior home painting, security alarm monitoring and clubhouse membership. As a gated community the Association is responsible for our own streets, street lighting, and storm drains. Gate Keys are \$35 each / no free.

At least one occupant of the home must be 55 years of age. No one under the age of 19 is allowed to live in Windsor Lakes. A maximum of four household members are allowed. Any exceptions may be applied for to the Board of Directors.

Realtor signs are limited to the individual home for sale or lease. No signs, including Open House signs, are allowed in any Windsor Lakes common area.



Resident household members of the Association have full access to the 12,000 square foot Windsor Lodge clubhouse which includes a spectacular 125,000-gallon swimming pool with a resistance section and a whirlpool spa, a fitness center, library & computer room, pool tables and shuffleboard, arts and crafts room, ballroom with a stage, a catering kitchen and more. A full-time staff at Windsor Lodge conducts or coordinates programs such as, parties, dances, classes, social clubs, luncheons, guest speakers, seminars, fitness programs, group travel and more. Some programs and events have fees. New homeowners receive a copy of the "Clubhouse Information, Rules and Regulations."

Windsor Lakes has an extensive walkway system around and through the community and the lake. There is a gate and a bridge that connects our community to the grounds of Lone Star College which offers special senior adult programs in addition to their regular curriculum, plus they have tennis courts and a running track.

A community newsletter and our own website helps keep us connected and informed.

While enjoying a village like atmosphere with fun activities, Windsor Lakes residents can enjoy the bountiful amenities that surround our community. There is easy access to 1-45, The Woodlands Town Center, the city of Conroe and 36 miles to downtown Houston.

Just beyond our gates, there is truly an abundance of shopping, restaurants, entertainment, golf courses, churches, medical facilities and services, including St. Luke's Medical Center, Methodist Hospital, and Memorial Herman Hospital.

# Windsor Lakes Homeowners Association

## Monthly Fee Includes:



**Windsor Lakes**

### **Landscape Maintenance Service - front and side yard, only up to front fence**

- Mowing, trimming, edging, and blowing of debris from front concrete areas.
- Mowing weekly during growing season, bi-weekly during dormant season.
- Lawn fertilization 4 times per year on front lawns and shrubs.
- Trimming of bushes/shrubs annually.
- Mulch will be installed yearly in each front yard.
- Gutters will be cleaned three times per year.

### **Sprinkler System Maintenance**

- Repair and replacement of sprinkler heads as needed, for builder installed systems. All repair work must receive prior approval through FirstService Residential.

### **Fence Repair and Replacement**

- Fence and gate repair as needed, for builder or association installed fences and gates
- Replacement of builder/association fences as needed, but no more frequently than every twelve years.
- Not responsible for homeowner installed fences and gates.

### **Exterior Painting of Your Home**

- Painting of the exterior of your home as needed, but no more frequently than every eight years.

### **Door Refinishing**

- Front doors of your home will be refinished as needed, but no more frequently than every three years.

### **Membership of Windsor Lodge**

- Two full memberships for each household for full access to all Windsor Lodge Clubhouse facilities and activities.
- Some special activities will have added fees.

### **Community Maintenance**

- Common areas landscaping and maintenance, lake maintenance, street and sidewalk maintenance, streetlights, storm drains, gates, and access control systems maintenance.

### **Additional Townhome Services, with additional fees applicable.**

- Insurance of structure. *The Windsor Lakes Property Insurance Program provides "walls in" coverage, everything that is legally a part of the building, through Association contracted insurance program. Summary of coverages and Certificates of Insurances are available by request.*
- Roof repair and replacement. *Requires prior approval through ARC.*
- Siding repair or replacement. *Requires prior approval through ARC.*

**Please contact the clubhouse office for the current Single Family Home and Townhomes assessments.**

*\*The Windsor Lakes Homeowners Association Board of Directors has the right to alter services and fees in accordance with the Association's By-Laws*