

August Lakes

Overview of architectural guidelines:

Minimum 3000 square foot air conditioned area and 3 car garage

Exterior must be 100% masonry (i.e.:stone, stucco or brick)

Roofs are lifetime-- slate, tile, or standing seam metal

Homes minimum width is 120'

300 square foot rear porch minimum (we are about outdoor living here)

Building Guidelines:

Owners have up to 2 years to begin construction of home from date of Lot Closing.

Owner may not sell Lot until a home is completed.

Luxury Custom Homes is the approved home builder.

Lots:

Lots are all at least 1 acre on dry land.

Boat houses must be inside the property line with a lagoon to the lake.

Privacy:

There will be a wrought iron fence built along Pitts Road. We will plant vines on the fencing where there is no view of the lake from the road.

POA dues:

\$2000.00 per year plus \$25/year for Waterski Membership

Lakes:

The lake shorelines are a 10 to 1 slope. No bulkheads are allowed

Lakes are 10-13 ft deep

Stocked with fish--catch and release allowed

Wake-boarding, surfing, skiing, tubing, paddle boarding, kayaking allowed

Boats can be up to 24'. Wakeboard/surf boats are welcome!

Area Information:

We are located in Waller County and Katy ISD school district

Property taxes are approx 2.17%

We have no MUD taxes

We are 5 miles from Grand Parkway, which will take you to I-10 quickly

Utilities:

Water:

We have a POA owned water plant

You will be billed quarterly for maintenance/electricity etc: (water is tested by independent company monthly and they send reports to the state) should run less than 50.00 per month

-There is also a back up well to keep the lake full (the electricity and maintenance for this well are in your quarterly bill)

-Irrigation water is to be pumped from the lake (no one is allowed to use the well to irrigate)

Electricity/Natural Gas;

Underground Electrical and gas

Internet/Cable:

We have fiber optic cable (high speed)