



# Windsor Lakes

IN THE WOODLANDS

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. Sterling Association Services Inc. is the Windsor Lakes community management company.

There is a required \$1,250 initial membership fee for two homeowners to become members of the Windsor Lakes Homeowners Association. There is an additional fee for additional household members. There is a monthly homeowners 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, and clubhouse membership. As a gated community the Association is responsible for our own streets, street lighting, and storm drains. Two access gate keys are provided to each household.

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.