

# TOWNE LAKE

A community connected by water.

## AWARD-WINNING COMMUNITY

Villas \$2360 annually Townhomes \$3400 annually

### Towne Lake HOA

Managed by CCMC | 281.213.4132 | [www.TowneLakeLife.com](http://www.TowneLakeLife.com)

Basic HOA Assessment: \$1,625 per year\* \$2360 \$3400

Includes access to all amenities, including 2 on-site fitness centers, The Waterpark & lazy river, the lake and day docks, Lakehouse, adult pool, sandy beach area, parks & playgrounds, resident events, water taxi, and ability to rent the Towne Lake pontoon boat.

### Heritage HOA

Managed by Grand Manors | 885.947.2636 | [www.HeritageTowneLake.com](http://www.HeritageTowneLake.com)

Basic HOA Assessment: \$240 per month\*

Includes: Residential monitoring security services, front lawn landscaping services, Towne Lake Association assessment, membership to the Heritage at Towne Lake Lodge facility, which includes a fitness center, pool with heated spa, and planned activities for residents.

As of tax year 2017, the following rates were assessed:

Cy-Fair ISD:	\$1.44
Harris County:	\$0.635
LSCS:	\$0.108
Emergency Services:	\$0.053

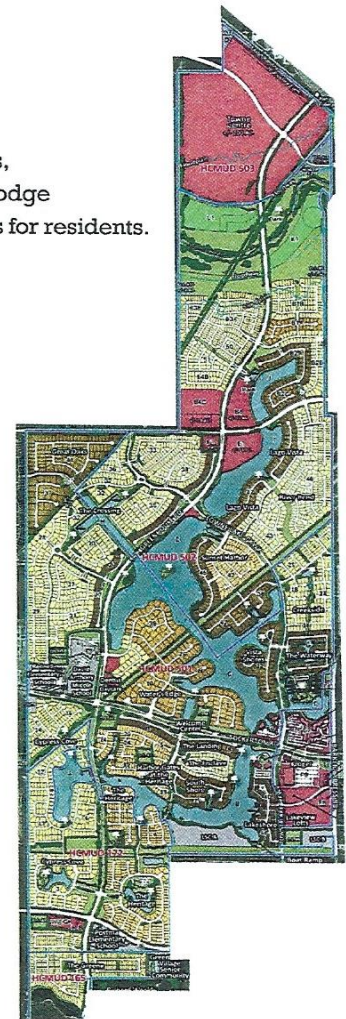
Towne Lake currently consists of four Municipal Utility Districts

MUD #172:	\$0.73 per \$100 of appraised value
Total Tax Rate:	2.52% (with Homestead exemption)
MUD #165:	\$1.05 per \$100 of appraised value
Total Tax Rate:	2.86% (with Homestead exemption)
MUD #501:	\$1.19 per \$100 of appraised value
Total Tax Rate:	3.0% (with Homestead exemption)
MUD #502:	\$1.50 per \$100 of appraised value
Total Tax Rate:	3.24% (with Homestead exemption)

\*Tax rates and homeowner association fees subject to change without notice. Tax rates quoted above represent a 20% homestead exemption. All information should be independently verified.

### Did You Know?

CFISD qualifies for an ADDITIONAL \$25,000 reduction on the taxable value of your home! Learn more about school district tax exemptions online at [www.CFISD.net/en/about/basic-tax-information](http://www.CFISD.net/en/about/basic-tax-information)





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# INCREDIBLE AMENITIES



## Resort-Style Amenities

- Lifestyle Director and Community Events
- 300-acre Recreational Lake for motorized boating, tubing, water skiing, fishing, and kayaking
- Neighborhood Marina and Daytime Boat Docks
- Destination Island with picnic area and grills, covered pavilion, boat dock, and sandy beach
- Fishing Holes
- 24 Miles of Hike-and-Bike Trails
- Tennis Courts
- Multiple Playgrounds
- Lakehouse
  - State-of-the-art fitness center, group classes, demonstration kitchen, ballroom, game room, children's playroom, outdoor gazebo, and patio
- The Waterpark
  - Lazy river, splash pad, twisty water slide, Olympic-style pool, sandy beach, and poolside café

## The Boardwalk

- Boat to dinner and shop lakeside
- Packed with restaurants, shops, studios, offices, and even medical
- Live music and events

With all of these amazing amenities, it is no wonder that people love to tie up and unwind at Towne Lake.



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## BOAT GUIDELINES



Boats may be used in the recreational lake, subject to the following table:

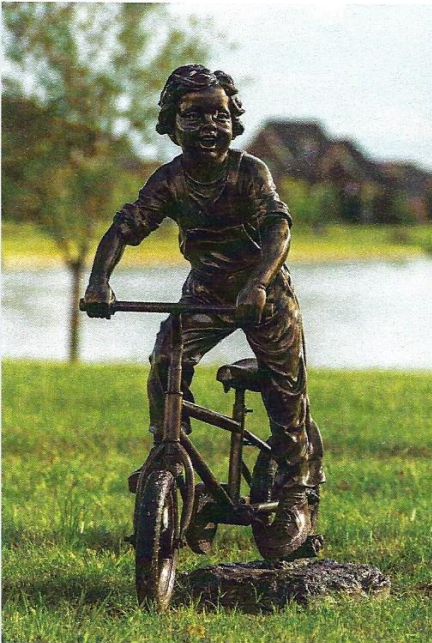
BOAT TYPE (1)	PROPULSION	MAX LENGTH	MAX POWER (2)	MAX HEIGHT	MAX WEIGHT	REGISTRATION	INSPECTION FEE (3)
Motorized	Inboard-Direct Drive Only (No V-Drive)	22' PER TITLE with a maximum of 24' LOA including swim platform	420 hp	8'0" above water line to pass under bridges at normal lake level	3400#	Yes	\$35.00
	Inboard-Outboard	22' PER TITLE with a maximum of 24' LOA including swim platform	320 hp 6-cylinder				
	Outboard Non-Pontoon	22' PER TITLE with a maximum of 24' LOA including swim platform	90 hp 4-stroke				
	Outboard-Pontoon	22' PER TITLE with a maximum of 24' LOA not including outboard engine	125 hp 4-stroke				
Non-Motorized and Small Motor	Paddle Boat	16'	10 hp 4-stroke outboard or electric motor	8'0" above water line to pass under bridges at normal lake level	N/A	Yes	\$0.00
	Kayak	16'					
	Canoe	16'					
	Pirogue	16'					
	Row Boat	16'					
	Flat Bottom Boat	12'					
Sailboat	16'		17' so long as it may be lowered to pass under bridges	N/A	Yes	\$0.00	
Banned Boats	Boat with Jet or Rotax Motor	<b>Notes:</b> 1) Wake creating devices (e.g., ballast tanks, wedges, or dead weight) are prohibited 2) The horsepower for the boat must not exceed the maximum rating the manufacturer has set for the boat 3) Boats must not have noticeable items requiring maintenance that can be seen for more than 25 feet away					
	Waverunners						
	Jet Skis						
	Inflatable Boats						
	Zodiacs						
	Air Boat						
	Lifeboats						





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# COMMUNITY SERVICES FOUNDATION



One of the most appealing aspects of Towne Lake is the true sense of community inspired by the good people who live there. The Towne Lake Community Services foundation is a non-profit organization driven to further enhance the serene, active, and family-oriented lifestyle associated with Towne Lake.

The mission and commitment of the Towne Lake Community Services Foundation is aimed at the constant enhancement and improvement of life in Towne Lake. The Foundation is a separate entity from the Homeowners Association and all associated fees are exclusive to the Foundation. A Foundation fee of .25% is paid at the first closing of a residential home and .5% each time the home is sold thereafter.



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## CUSTOM-DESIGNED *by* TEXANS.



At Caldwell Communities, we're all about building extraordinary communities that enrich lives. Our developments are more than business; here, families grow closer, neighbors become friends, and a real community is born. Our signature is attention to detail in building resort-style amenities like unique recreational facilities, extensive landscaping, and inviting lakes and trails all fostering a sense of belonging. Not to mention, we have been a part of the Cy-Fair community for over twenty-five years, supporting growth, local school districts, counties, cities, and chambers of commerce.

Visit us and find your dream community at [CaldwellCommunities.com](http://CaldwellCommunities.com)

BRIDLECREEK

CHAMBERS CREEK RANCH

Del Webb®  
SWEETGRASS

MISSION Ranch

Rock Creek

WILLOWCREEK RANCH

Wimbledon FALLS



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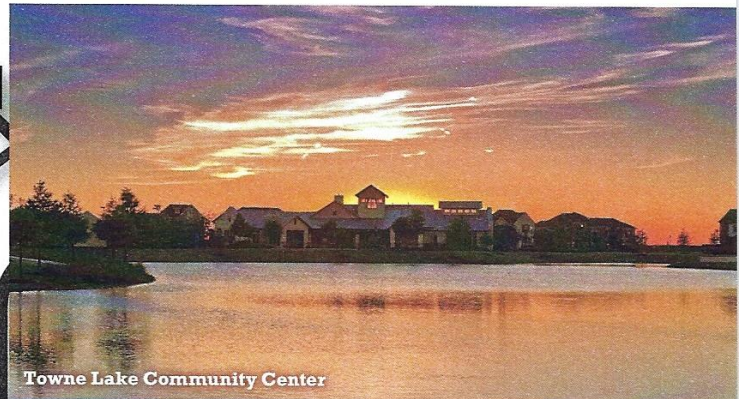
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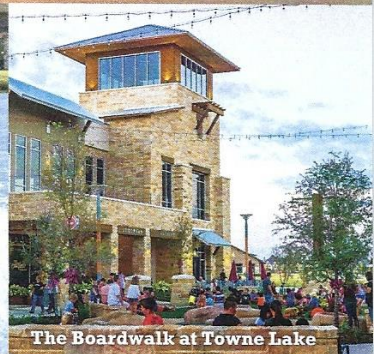
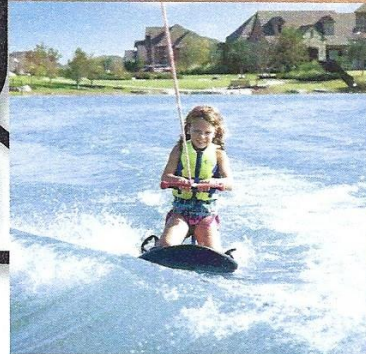
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## PRIME LOCATION



Towne Lake Community Center



The Boardwalk at Towne Lake

Towne Lake is located in the bustling Northwest Houston community of Cypress-Fairbanks (Cy-Fair).

### Sports and Entertainment

- Sam Houston Race Park
- The Boardwalk at Towne Lake
- The Berry Center

### Premium Shopping and Dining

- The Boardwalk at Towne Lake
- Houston Premium Outlets
- Kroger Marketplace
- HEB

### Golf

- Blackhorse Golf Club
- Houston National Golf Club

### Leading Medical Facilities

- North Cypress Medical Center
- Memorial Hermann Cypress
- Cy-Fair Medical Center
- Texas Children's Pediatrics



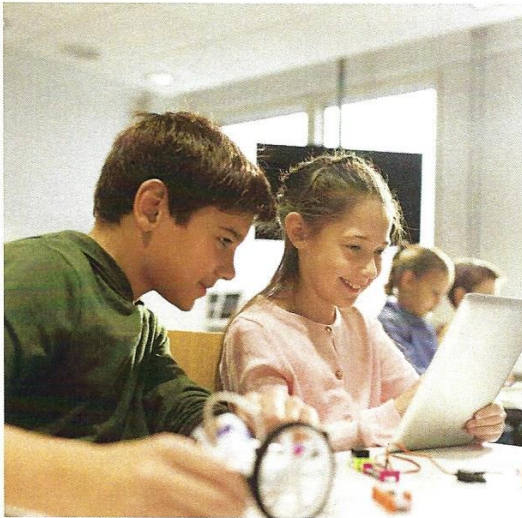
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# TOWNE LAKE

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## EDUCATION | *Grades K-12*



### Cypress-Fairbanks ISD

[www.CFISD.net](http://www.CFISD.net)

Cy-Fair ISD is the 3rd largest recognized school district in Texas and the 22nd largest in the nation. With over 116,000 students enrolled, all campuses have received an “Exemplary” rating by the Texas Education Agency. This award-winning school district maintains a solid academic platform, a much larger-than-average choice of extra-curricular programs, and an experienced faculty and staff. Without a doubt, Cy-Fair ISD is the best educational choice around.

### Students moving into Towne Lake are scheduled to attend:



Rennell Elementary School (located within Towne Lake)

19500 Tuckerton Blvd., Cypress, Texas 77433 | 281-213-1550 | [Rennell.CFISD.net/en/](http://Rennell.CFISD.net/en/)



Postma Elementary School (located within Towne Lake)

18425 West Road, Cypress, Texas 77433 | 281-345-3660 | [Postma.CFISD.net/en/](http://Postma.CFISD.net/en/)



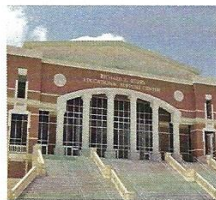
Dr. David Anthony Middle School (located within Towne Lake)

10215 Greenhouse Road, Cypress, Texas 77433 | 281-373-5660 | [Anthony.CFISD.net/en/](http://Anthony.CFISD.net/en/)



Cypress Ranch High School

10700 Fry Road, Cypress, Texas 77433 | 281-373-2300 | [CyRanch.CFISD.net/en/](http://CyRanch.CFISD.net/en/)



THE BERRY CENTER

Adjacent to Towne Lake, The Berry Center is a home to all major CFISD events including sports, concerts, plays, and educational training sessions.



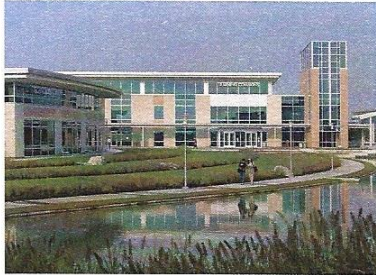
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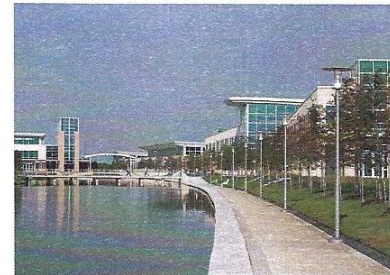


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# HIGHER EDUCATION



**Lone Star College-CyFair**  
9191 Barker Cypress Road,  
Cypress, TX 77433  
281.290.3200  
[LoneStar.edu/CyFair.htm](http://LoneStar.edu/CyFair.htm)



Lone Star College-CyFair is one of five colleges that comprise the newly named Lone Star College System, a vast educational system with almost 100,000 students enrolled in credit classes.

- Lone Star College-CyFair is located adjacent to Towne Lake
- Offers associates degrees and continuing education classes
- Also offers courses directly leading to bachelor and masters degrees, made possible through a partnership with six Texas universities
- Discovery College courses for kids
- Special courses for seniors
- Training in technical certifications
- Personal enrichment courses
- Includes The Academy of Lifelong Learning that offers free and low-cost classes and activities to those 50 and older

## **Cy-Fair Library**

9191 Barker Cypress Road, Cypress, TX 77433 | 281.290.3210

[HCPL.net/location/Cy-Fair-College-Library](http://HCPL.net/location/Cy-Fair-College-Library)

- 78,000-square-foot branch of the Harris County Public Library
- Offers 250 computers for public use
- Seating for more than 390 people
- Access to over 100,000 materials
- A 7,000 sq. ft. children's library and a teen room
- Career center counsels job seekers
- Tutoring services
- Community meeting rooms
- An internet cafe

## **Other Nearby Institutions for Higher Learning**

- University of Houston Cinco Ranch campus
- Houston Community College Northwest
- Tomball College



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# Houstonia.

Style & Shopping > Lifestyle

## ANCHORS AWAY

### This Is What It's Like to Live On the Largest Private Lake in Houston

In the city's only waterfront development, life revolves around a 300-acre lake.

By Abby Ledoux 3/11/2019 at 8:00am

**BACK HOME IN VERMONT**, my family has a small lakeside cottage about three miles from the border of Quebec, Canada (meaning, yes, I could conceivably—maybe even accidentally—kayak to another country). It's quaint, peaceful, and positively heavenly in the beautiful New England summers. There's a canoe, a cozy daybed, and whimsical decor with nautical touches like a painted wooden sign that says "relax, you're at the lake." It's the place for impromptu family reunions, glorious mid-afternoon naps, and epic, sherbet-colored sunsets best witnessed with a Corona in hand.

All that is to say, I know what it's like to live on the lake. But I didn't really think you could do it here.



IMAGE COURTESY OF BOARDWALK AT TOWNE LAKE

And I really mean here—not Lake Travis or Conroe or wherever else folks head for long weekends in the sun. We're talking a 30-minute jaunt up the new-and-vastly-improved 290 to Cypress, where a 300-acre lake right in the heart of town serves as the centerpiece for an entire master-planned community.

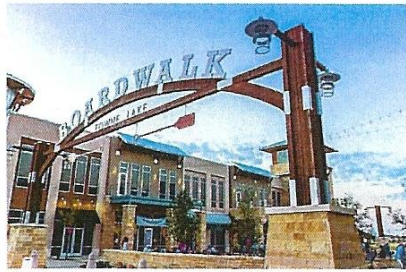


IMAGE COURTESY OF BOARDWALK AT TOWNE LAKE

The manmade Towne Lake is the largest private recreational lake in Houston, the site of 14 miles of shoreline dotted with homes—from \$200,000 properties to custom homes in the multi-millions—owned by residents of the award-winning MPC from Caldwell Companies. Development on the 2,400-acre waterfront community began in 2006; today, some neighborhoods are completely sold out while the final stages of construction on the last remaining lots are underway.

Towne Lake touts itself as "a community connected by water," and reps seize on the chance to prove it true to visitors (and prospective home-buyers) with a boat tour. It was there on the lake one recent afternoon, wind whipping my hair as a Towne Lake resident-turned-volunteer-captain steered the boat past homes and yards and private docks, that I felt like this might be something special.

We embarked from the Boardwalk, the commercial center of the community that, unlike use of the lake and other amenities, is open to the general public. It's home to stores, salons, restaurants (including Torch's), one of the biggest Krogers in the area (and, it should be noted, one of the few here that carries Kroger's clothing line), and an excellent coffee shop, among other things, and there's seemingly constant programming on its green space, from weekly live music to well-attended holiday events like a massive Fourth of July fireworks show over the water.

If you don't live at Towne Lake, the Boardwalk is likely your only frame of reference for the place. It has the same lakeside living vibe—shops like The Royal Standard sell cute wares not dissimilar to the decor in my own lakehouse, not to mention blankets for unexpectedly chilly boat rides—but the real features to write home about are in the MPC itself.

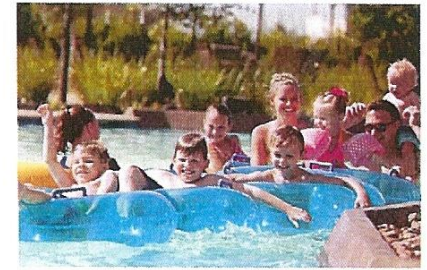


IMAGE COURTESY OF BOARDWALK AT TOWNE LAKE

And among them is an actual honest-to-goodness waterpark. If you're a kid (or grown-up, let's be honest) lucky enough to live here during the dog days of a Houston summer, you can kiss long lines at Schlitterbahn goodbye. The exclusive park—free to use, as maintenance costs are already part of residents' HOA fees—might be the coolest (pun intended) amenity of all time.

There are water slides, a lazy river, splash pad, Olympic-sized pool, and sandy beach area, all accessible by boat—a common refrain for just about everything at Towne Lake.

Indeed, the lake itself is a gem, highly regarded by residents who kayak, paddle board, fish, or sail over to Chick-fil-A after work. There's even a 1.5-mile island that's a perfect picnic spot or campsite.



IMAGE COURTESY OF BOARDWALK AT TOWNE LAKE

Towne Lake is also home to The Heritage, an age-restricted neighborhood for residents 55 and up. Many are grandparents who want to be close but not too close to extended family living elsewhere on the lake—there are three on-site schools in the Cy-Fair ISD—and are still active enough to take advantage of amenities and activities planned specifically for seniors. The adults-only offerings include a lap pool and spa, fitness center, library, ballroom, billiard room, and arts and crafts space, plus a separate on-site lifestyle director.

Other Towne Lake neighborhoods have their own points of interest, like Sunset Harbor's community marina or Creekside's babbling brook and nature trails. There are plenty of other sprawling, award-winning MPCs around Houston and its suburbs—Caldwell is behind a number of them—but, from our spot on Captain Cook's boat, which he'll soon expertly wedge into a marina's narrow slip, Towne Lake feels like it's in a league of its own.