

Welcome to Heritage Grand!

*A Grand Lifestyle for
Active Adults*

Prospective Resident,

We are pleased that you are considering joining us in our 650-home community consisting of 552 detached stand-alone homes and 98 duplex townhomes. Hopefully this summary of information will be found useful in your decision-making process.

Our subdivision was built between 2002 and 2010 with home sizes varying from 1,423 square feet to 2,996 square feet of living area. Common areas and facilities support all homes.

We are an age 55-and-over active adult community where we strive to obtain 100% of residences in Heritage Grand be occupied by an owner(s) who is 55 years of age or older.

Our governing documents planned for a homeowner's association (HOA) form of management as the vehicle for collectively protecting the value and desirability of the real property here, and we operate a homeowner elected five-member Board of Directors.

A monthly HOA assessment fee is required. Please refer to the attached table for the assessment fee amount and a summary of amenities provided by the fee.



Aerial view of Heritage Circle enclosing common property of Heritage Grand

Our community's main entry off Cinco Ranch Blvd. (gates closed at nights) leads into a common property area encircled within Heritage Circle. Within this area is found our 14,000 square foot clubhouse, heated pool/resistance pool/spa, pickle ball/half-court basketball, mini golf, etc.

The Clubhouse Ballroom provides a beautiful setting for social activities that take place on a daily or weekly basis as well as the location for HOA meetings. Please see the attached listing of routinely held events (regularly emailed to homeowners).

See also the attached map of the full community.



The

fitness center at the clubhouse is available 24/7.



Heated swimming pool



ballroom and stage



mini-golf

Our management company, FirstService Residential is a source of additional Heritage Grand information. FSR may be reached at the clubhouse number listed above.

Thank you for considering Heritage Grand as your next home.

Please note: This description of Heritage Grand subdivision is prepared for the general information of anyone who may be interested in Heritage Grand as a current or future place of residence.

While this description is believed to be accurate, nothing in this description is intended to amend, supplement or diminish the provisions of the various governing documents under which the subdivision was created and is maintained.

We comply with the Texas Legislature-written "Texas Property Code" (found at the website www.texasstatutes.com/property-code with specific focus on Title 11 – Restrictive Covenants and specifically Chapters 201, 202, 204, 207, and 209).

Our internal governing documents may be found on the website www.heritagegrand.org with the most senior of these documents being the "Declaration of Covenants, Conditions, and Restrictions."

The "Architectural Rules and Regulations" document defines the community-wide architectural standards we maintain.

25125 N Heritage Grand, Katy TX 77494
Clubhouse phone: (281) 391-2582 Fax: (281) 371-2550
Email to: receptionist@heritagegrand.comcastbiz.net

Amenities Furnished Through Heritage Grand Dues

2023 Monthly Dues Amount:	\$313	\$418
Housing Type:	Stand-Alone Housing	Americanas (duplexes)
Services Provided for <u>each</u> Heritage Grand Home:		
House Exterior repainted (every 9 years)	Yes	Yes
Stained Front Door refinished (minimum 3 years, on request)	Yes	Yes
Front Yard mowed, fertilized, mulched, insect-treated on a regular schedule	Yes	Yes
Prune Shrubs (<u>front</u> beds only) per a regular schedule	Yes	Yes
Sprinkler System routine repairs (front and back yards)	Yes	Yes
Additional <u>Duplex-Only</u> Deliverables:		
Property Insurance	No	Yes
Roof Shingles and Decking Replacement as required (last completed in 2020)		Yes
Gutter and Downspouts repair and replacement		Yes
James Hardie (cement board) exterior siding repair and replacement (not windows and doors)		Yes
Heritage Grand Community-Wide:		
Clubhouse Use including Exercise Room and Recreational Spaces	Yes	Yes
Recreational Facilities including Swimming Pool & Spa, Miniature Golf, Bocce Ball, Pickleball, Basketball (half court), Shuffleboard	Yes	Yes
Routine Clubhouse Activities and Events (<i>indoor events currently COVID-19 limited</i>) Bingo, Trivia, Movie nights, Drama Presentations, Dances, Bridge, Canasta, Poker, Chess, Crafts, Line Dancing, Ping-Pong, Pool Tables, Ladies Lunch Group, Couples Dinner Group, etc.	Yes	Yes
Common Area Fences and Perimeter Fences furnished and maintained	Yes	Yes
Common Areas mowed, watered, fertilized on a regular schedule	Yes	Yes
Common Area Shrubs & Trees maintained (trimmed, pruned, removed as needed)	Yes	Yes

Seasonal Color Plantings added in various common areas	Yes	Yes
Streets, Curbs, and Community Sidewalks maintenance	Yes	Yes
Water Features -- Two Ponds & Two Fountains	Yes	Yes
Subdivision Gates maintained (closed at night)	Yes	Yes
Cinco Ranch Recreation The Cinco amenities include the use of six pools, the Cinco Beach Club, the boat docks, fishing lakes, sand volleyball courts, tennis courts, soccer nets, baseball backstops, covered pavilions, BBQ grills and hiking/biking trails.	Yes	Yes

Amenities as of 2/15/2021 Document Publish Date

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NOTE: Board has authority to revise HG amenities through a defined process including a majority Board vote.

Heritage Grand Community-Wide (cont'd):		
<p>Home Cable TV & Internet</p> <p>A 2019 through 2023 contract between Comcast and Heritage Grand delivers the following "X-1 System" services for each of our 650 homes:</p> <ul style="list-style-type: none"> (a) a DVR plus two companion boxes (all with voice-activated remotes) allowing for three TV connections. (b) "Digital Starter" TV Channel package. (c) Comcast modem/router for home computer and wi-fi service, supplying 150Mbps download speed. <p>Note: The home's inside-the-wall wiring is owned and maintained by the property owner.</p> <p>If desired, residents procure additional services from Comcast and pay for those services through direct billing.</p>	Yes	Yes
<p>Home Security Monitoring</p> <p>In-house security wiring is owned and maintained by the property owner. The HOA pays for the monitoring fees of homes utilizing Modern Systems (the company Heritage Grand has a contract with).</p> <p>It is the sole responsibility of each resident to confirm that their specific system is correctly being monitored.</p> <p>With many homes no longer utilizing the hard-wired "land line" anticipated when the contract was negotiated, extra fees may be required to connect via a cell service.</p>	Yes	Yes
Funding Plan for Future Large Infrastructure Needs:		

<p>As of 12/31/2020 the Reserve Fund will total approximately \$2.6 million.</p> <p>Funding Goal: The Funding Goal of “reserves” is to have adequate but not excessive monies available when significant expenditures could be logically anticipated in the study’s 30-year target period.</p> <p>We contract with Reserve Advisors, Inc, Milwaukee WI (RA) to define necessary funding for this future infrastructure spending. Our current study is dated 7/27/20.</p> <p>A Cash Flow Method is used by RA to compute the plan. Their method offsets future variable expenditures with existing and future stable levels of reserve funding.</p> <p>Heritage Grand’s application considers:</p> <ul style="list-style-type: none"> • current and future local costs of replacement • 2% annual rate of return on invested reserves • 2% future Inflation Rate for estimating Future Replacement Costs <p>Sources for <i>Local</i> Costs of Replacement: RA’s proprietary database, historical costs, and published sources, i.e., R.S. Means, Incorporated.</p> <p>Certification: This <i>Full Reserve Study</i> exceeds the Community Associations Institute (CAI) and the Association of Professional Reserve Analysts (APRA) standards fulfilling the requirements of a “Level I Full Reserve Study.”</p> <p>Current practice is to update the study every 5 years (2025 is next revision year).</p>	Yes	Yes
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Note 1. For specifics of these amenities, see Heritage Grand's governing documents.

Note 2. Back yard maintenance is the responsibility of the homeowner. It can be maintained by the front yard crew for an additional fee.

Amenities as of 2/15/2021 Document Publish Date

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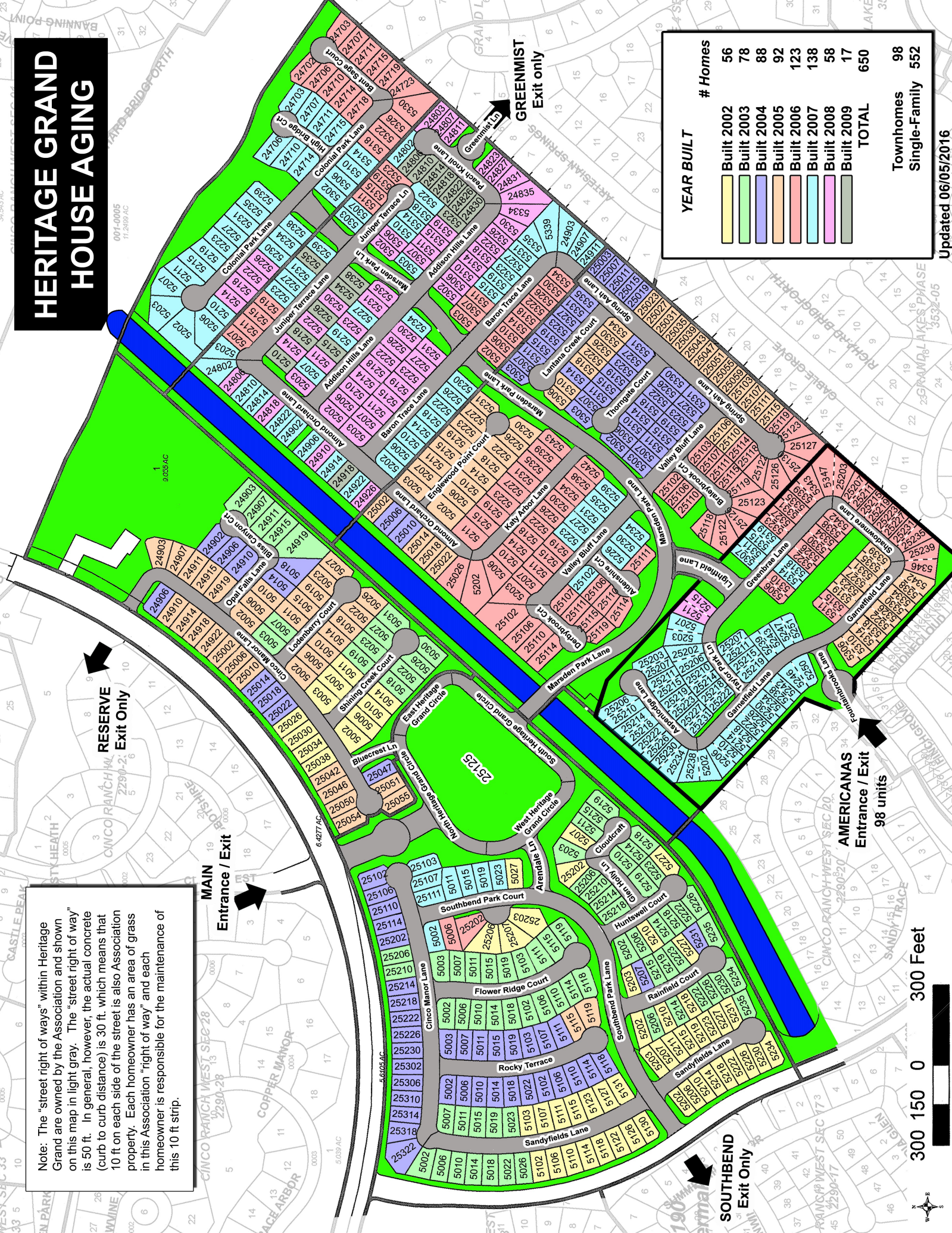
HERITAGE GRAND HOUSE AGING

Note: The "street right of ways" within Heritage Grand are owned by the Association and shown on this map in light gray. The "street right of way" is 50 ft. In general, however, the actual concrete (curb to curb distance) is 30 ft, which means that 10 ft on each side of the street is also Association property. Each homeowner has an area of grass in this Association "right of way" and each homeowner is responsible for the maintenance of this 10 ft strip.

YEAR BUILT	# Homes
Built 2002	56
Built 2003	78
Built 2004	88
Built 2005	92
Built 2006	123
Built 2007	138
Built 2008	58
Built 2009	17
TOTAL	650

Townhomes	98
Single-Family	552

Updated 06/05/2016



300 150 0 300 Feet

