

The Ships Store, Marina and Swim Center are open to Yacht Club members (\$1,200 annually, membership is not mandatory). The membership & pool are not included in your annual HOA dues. Subject to change. Please call 409-935-3737 for Yacht Club details.

The seven bedroom Harborwalk Lodge is also open - located next to the front Gatehouse.

The restaurant caught fire in July of 2022. The owner is deciding on future plans. Please call 409-935-3737 for information.

You can build as large as your building pad will allow. There is no time frame in which you have to build and you can bring your own builder. I can also refer you to an area architect & builder if needed. OR You can build yourself with your own contractors. I have a list of builders if needed.

Every homesite has a designated area in the back yard for a boathouse & dock. You can build your boathouse & dock before you build your home but you must begin construction on your home within 2 years after your boathouse is complete. (The existing boathouse on Half Moon is grandfathered with no time frame to build.) You are allowed to fully fence in your back yard - Please reference the building guidelines.

Also, you can purchase two properties together and combine them as one address. This will give you only one combined HOA payment.

Pets/dogs/cats are allowed - Please check with the city of Hitchcock with questions.

Please refer to an insurance agent for estimated insurance cost. I can provide you an agent if needed.

The HOA dues are based off of the tax appraised value. it is .80 cents per \$100.00 value for land and cuts in half to .40 cents per \$100.00 of the appraised value when you build a home.

For example: Land that is appraised at \$100,000 will \$800.00 a year in HOA dues.

A home that is appraised at \$500,000 will be \$2,000 a year.

The HOA maintains the vacant lots for \$240 a year (the fee can increase and is billed separately at the same time with your assessment dues). And also maintains the Gate Attendant, front gate & common areas for landscaping. Subject to change

We are in a MUD District. The MUD owns and maintains the bulkhead as well as dredging the canals.

The total tax rate varies and can be checked at [www.Galvestoncad.org](http://www.Galvestoncad.org) .58 cents of the taxes is a MUD tax. (Subject to change). <https://www.flamingoislesmud.com/>

Short term rentals are not allowed, they must be long term (12 months), no airbnb.

Please see the attached minimum sq ft requirements. Section 6 has been changed to a minimum of 1800 sq ft.

I have attached additional community information.

Frank Schilero is the HOA Manager and can give you information concerning the financials.

[frank.schilero@fsresidential.com](mailto:frank.schilero@fsresidential.com)

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\* This is second hand info -  
Please validate

other docs

Harborwalk ccr  
Harborwalk Bylaws (Am)  
Harborwalk - Builders Guidelines  
Harborwalk - Minimum sq.ft  
Harborwalk Lot Map