

# 55 and over age restricted community

## What does an Age Restricted Community mean?

This means that buyers and occupants are held in compliance to the restriction under the Housing for Older Persons Act (1995). All homes must have at least one qualified occupant that is 55 years old or older

The minimum age for Any occupant is 18. Underage guests/visitors are not permitted to reside in the home for more than 30 days in any calendar year.

## What does the HOA Assessment include?

The monthly assessment for 2024 is \$208.00 per month. This fee is utilized to pay all CPMCA expenses. If you are purchasing a townhome, you will pay two assessments.

CPMCA expenses are: Security, Carriage House Expenses, pool & tennis courts maintenance, staff payroll, insurance, property upkeep and golf course expenses.

## New Resident Orientations

Once you have closed on your new home, or signed a new lease agreement as a tenant, you will need to schedule a New Resident Orientation with our on-site management office. This process will include information on the gate access, amenity rules and usage, social activity information and receive a binder with the governing documents for the association.



## IMPORTANT PEARLAND CONTACTS

Pearland Police  
Non-Emergency Number ..... 281-997-4100

Pearland Utilities ..... 281-652-1603

Frontier Waste..... 936-258-9035

Pearland Recycling Center .... 281-489-2795



## CountryPlace Master Community Association (CPMCA)

## Prospective Buyer's Guide

Many prospective owners have similar questions when considering purchasing a home or townhome within our 55 and over age restricted community.

This pamphlet is designed to assist and answer questions and provide you with information to make your decision and process easier.



## CountryPlace Master Community Association (CPMCA)

3119 Flower Field Lane, Pearland, TX 77584

The on-site Management's office can be reached  
by phone at 713-436-1062

RISE Association Management Group can be  
reached at  
713-936-9200

**Pearland Golf Club@CountryPlace  
is owned by CPMCA.**

**Each homeowner contributes  
monthly to the support  
of the golf course through  
the HOA dues.**



### Exterior Modifications Notice

Any exterior modification MUST be applied for in advance and obtain approval by the ACC Committee. Blank applications are available at the Carriage House office or can be downloaded from our website. This is a very important step that must be followed in order to remain in compliance with the Rules and Regulations for the community and avoid any fines and/or legal action for violation of these policies. (Exterior painting, Roof replacements, etc.)

### If you are buying a townhome

If you are buying a townhome, you are also a member of the CountryGrove Homeowner's Association. CountryGrove also requires a monthly assessment that pays for lawn service, windstorm insurance, roof replacement and painting of the buildings. Therefore, you are paying two assessments.



*We E-BLAST important information.. weekly to our residents. We also provide a monthly newsletter and an event calendar.*

January 2024						
SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
1	2	3	4	5	6	
1. Avelon Ave. 2. CountryPlace 3. Carriage House 4. Carriage House 5. Carriage House 6. Carriage House	New Year's Day Carriage House Closed	8:00 AM - 10:00 PM (C) 8:00 AM - 10:00 PM (C) 8:00 AM - 10:00 PM (C) 8:00 AM - 10:00 PM (C) 8:00 AM - 10:00 PM (C)	8:00 AM - 10:00 PM (C) 8:00 AM - 10:00 PM (C) 8:00 AM - 10:00 PM (C) 8:00 AM - 10:00 PM (C) 8:00 AM - 10:00 PM (C)	8:00 AM - 10:00 PM (C) 8:00 AM - 10:00 PM (C) 8:00 AM - 10:00 PM (C) 8:00 AM - 10:00 PM (C) 8:00 AM - 10:00 PM (C)	8:00 AM - 10:00 PM (C) 8:00 AM - 10:00 PM (C) 8:00 AM - 10:00 PM (C) 8:00 AM - 10:00 PM (C) 8:00 AM - 10:00 PM (C)	8:00 AM - 10:00 PM (C) 8:00 AM - 10:00 PM (C) 8:00 AM - 10:00 PM (C) 8:00 AM - 10:00 PM (C) 8:00 AM - 10:00 PM (C)
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