



2016
THE LAKECREST COMMUNITIES
ASSOCIATION INFORMATION

Neighborhoods Of:
Lakecrest Forest- -Lakecrest Village- -Lakecrest Park

Welcome to the Lakecrest Communities. This complimentary brochure is being provided as a general summary for the year published above by The Lakecrest Forest and Village Homeowners Association Inc. (“HOA”) to assist existing and future owners and encourage them to become familiar with some important and helpful information about this great community. Some information may change throughout the year without notice. The Lakecrest Communities include Lakecrest Forest, Lakecrest Park and Lakecrest Village. If you would like more detail in any specific area or want to make sure that you have the most recent information, please feel free to visit the community’s website at www.lakecrestcommunities.com or ask a new home sales counselor to direct you to The Lakecrest Communities HOA Management Company.

Information about neighborhoods in The Lakecrest Communities may be found separately on the community website www.lakecrestcommunities.com

The Lakecrest subdivision located South of Franz Road is not a part of The Lakecrest Communities.

Benefits of Home Ownership in the Lakecrest Communities

- Automatic membership into The Lakecrest Forest and Lakecrest Village Homeowners Association, Inc. (“HOA”)
- Deed restricted community with high level of planned uniform street appeal, updated building guidelines for homebuilders, strong architectural control requirements.
- Access to the community’s Aquatic Center, walking trails, playgrounds and other amenities.
- Nearby conveniences of Katy shopping, recreation and medical services.

- Katy ISD, Extra-territorial Jurisdiction of City of Houston and Harris County Municipal Utility District No. 65.

The Lakecrest Forest and Lakecrest Village Homeowners Association Inc. (“HOA”)

- The HOA is professionally managed with attention to detail for rules enforcement, architectural control and community programs.
- All residential property within the Lakecrest Communities is subject to the Declaration of Covenants, Conditions and Restrictions for Lakecrest Forest recorded in the Office of the County Clerk of Harris County, Texas, under Clerk's File No. Z416604 and any amendments or supplements thereto; Declaration of Covenants, Conditions, and Restrictions for Lakecrest Village recorded in the Office of the County Clerk of Harris County, Texas, under Clerk's File No. Z416605 and any amendments or supplements thereto; and Declaration of Annexation and Supplemental Declaration of Covenants, Conditions and Restrictions for Lakecrest Park Section One recorded in the Office of the County Clerk of Harris County, Texas, under Clerk's File No. 20130591238 and any amendments thereto (collectively, the “Restrictions”)
- Each Owner should thoroughly read and understand the Restrictions and the rights of the HOA to enforce the provisions thereof and to assess each Owner with different assessments, fees and charges. Each Owner should note the specific rights of the Declarant (as defined in the Restrictions) who maintains substantial unilateral rights during the Development Period (as defined in the Restrictions). The Declarant appoints the Board of Directors of the HOA during the Development Period.

2016- HOA -Rates of Assessments and Other Charges

- The 2016 Annual Assessment (as defined in the Restrictions) for The Lakecrest Communities is \$575.00. The Annual Assessment is used for the operation, management, expenses and maintenance of the Association for the following 12 month period and is due in January of the year (in advance) for the year it is assessed. New homeowners may pay a prorated amount for the period of the year that they will own the residence at the closing thereof.
- The 2016 Capital Assessment (as defined in the Restrictions) is \$287.50. A Capital Assessment of 50% of the current year's Annual Assessment will be collected at closing and this fee is not prorated. This is a one time fee for each and every buyer of a residence paid at each closing thereof. This Capital Assessment may be used by the HOA to defray operating costs, capital improvement costs and other expenses of the HOA.
- A Specific Assessment (as defined in the Restrictions) for the Lakecrest Park neighborhood and Section 4 & 5 of the Lakecrest Village Neighborhood (only) will be collected on an annual basis for 2016 for mandatory community front yard

lawn maintenance at an annual cost of \$ 640.00 per lot and such amount shall be due in advance for the calendar year.

- Other charges including but not limited to fees, late fees, penalties, or fines are either set by the Board of Directors or outlined in the Restrictions as applicable.

HOA Front Yard Maintenance Program

- Please reference the **Front Yard Maintenance Program** packet for more information about Front Yard Maintenance and additional annual assessments for the following neighborhoods: Lakecrest Park Neighborhood and Lakecrest Village Sections 4 & 5 Only.

HOA Amenities

- In The Lakecrest Communities certain amenities may be developed as the community matures as a part of a flexible master-plan.
- Lakecrest Forest, Lakecrest Park and Lakecrest Village which are all part of the HOA and share common amenities such as the following:
 - Community Trails
 - Community Parks
 - Aquatic Center with pool and playgrounds (located in Lakecrest Forest).
- Lakecrest Forest, Lakecrest Park and Lakecrest Village (“The Lakecrest Communities”) which are all part of the same HOA, share a common management company and a common community budget; however, certain Architectural Guidelines, Supplemental Deed Restrictions may vary by neighborhoods within The Lakecrest Communities.
- The Lakecrest Communities do not include the Lakecrest subdivision located South of Franz Road and any amenities within that subdivision.

Conflicts and Waiver of Representations or Warranties

THIS BROCHURE AND ALL SUPPLEMENTARY MATERIALS HERETO HAVE BEEN PROVIDED AS A COURTESY, IN SUMMARY FORMAT, WITHOUT REPRESENTATION OR WARRANTY EITHER EXPRESS OR IMPLIED BY THE HOA, DECLARANT AND/OR ANY OTHER ENTITY FOR ANY PURPOSE INCLUDING BUT NOT LIMITED TO: ACCURACY, COMPLETENESS OR FITNESS FOR ANY PURPOSE. ALL INFORMATION SHOULD BE INDEPENDENTLY VERIFIED AND ALL LIABILITY AND/OR DAMAGES OF ANY KIND DUE TO THE MATTERS DISCLOSED HEREIN ARE EXPRESSLY DISCLAIMED. THE PROVISIONS OF THE RESTRICTIONS (AS MAY BE AMENDED) AND THE DECISIONS, POLICIES, ACTIONS (AS SUCH MAY BE MODIFIED) BY EACH ASSOCIATION’S BOARDS OF DIRECTORS AND EACH ASSOCIATION’S MANAGEMENT COMPANY SHALL SUPERSEDE ANY INFORMATION CONTAINED HEREIN. ALL INFORMATION CONTAINED HEREIN IS SUBJECT TO CHANGE WITHOUT NOTICE.

The Lakecrest Communities HOA Contact Information

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Additional information may be found at www.lakecrestcommunities.com

The Lakecrest Communities
“Live, Learn, Work and Play in Katy”