



**2018**  
**SUMMER LAKES**  
**ASSOCIATION INFORMATION**

Neighborhoods Of:  
Summer Heights- Lake Bridge- Crescent Park  
Winding Lakes

Welcome to Summer Lakes. This complimentary brochure is being provided as a general summary for the year published above by the Summer Lakes 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. 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.summerlakescommunity.com](http://www.summerlakescommunity.com) or ask a new home sales counselor to direct you to the Summer Lakes HOA Management Company.

Information about neighborhoods in Summer Lakes may be found separately on the community website [www.summerlakescommunity.com](http://www.summerlakescommunity.com)

**Benefits of Home Ownership in Summer Lakes**

- Automatic membership into the Summer Lakes Homeowners Association, Inc.
- 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, scenic lakes, and other amenities.
- Nearby conveniences of Rosenberg and Sugar Land shopping, recreation and medical services.
- Lamar Consolidated ISD, City of Rosenberg, Fort Bend County and Fort Bend County Municipal Utility District No. 144.

## **Summer Lakes Homeowners Association Inc. (“HOA”)**

- The HOA is professionally managed with strong attention to detail for rules enforcement, architectural control and community programs.
- All residential property within Summer Lakes is subject to the Declaration of Covenants, Conditions and Restrictions for Summer Lakes filed under Fort Bend County Clerk’s File No. 2004085296 as amended and supplemented (hereinafter referred collectively to as 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.

## **2018- HOA -Rates of Assessments and Other Charges**

- The 2018 Annual Assessment (as defined in the Restrictions) for Summer Park and Summer Lakes is \$700.00. 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 2018 Capital Assessment (as defined in the Restrictions) is \$350.00. 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.
- 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 Amenities**

- In Summer Lakes certain amenities may be developed as the community matures as a part of a flexible master-plan. Street trees and landscaping in yards are installed with the construction of each home by the home builders in accordance with the Architectural Guidelines (which may vary by neighborhood).
- Summer Park and Summer Lakes, which are both part of the Summer Lakes HOA, share common amenities such as the following:
  - Community Lakes
  - Community Trails
  - Community Parks

- Recreation Center (Aquatic Center) with pool
- Summer Park and Summer Lakes which are both 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 Summer Lakes and Summer Park.

## **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 AND COMMUNITY COVENANT (AS EACH 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.**

## **Summer Lakes HOA Contact Information**

### **First Service Residential**

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Additional information may be found at [www.summerlakescommunity.com](http://www.summerlakescommunity.com)

**Welcome to Summer Lakes. . . . Where the living is easy.**