



2018
SUMMER PARK
ASSOCIATION INFORMATION

Neighborhood Of:
Park Place

Welcome to Summer Park. This complimentary brochure is being provided as a general summary for the year published above by the Summer Park Property Owners Association Inc (“POA”) and 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 summerparkcommunity.com or ask a new home sales counselor to direct you to the Summer Lakes HOA Management Company.

FOR FURTHER CLARIFICATION, THE INFORMATION BELOW IS APPLICABLE TO THE NEIGHBORHOOD OF PARK PLACE IN SUMMER PARK.

Benefits of Home Ownership in Summer Park

- Automatic membership into the HOA and MOA.
- 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.
- 2018 Community Front Yard maintenance administered by the HOA for Summer Park-Park Place neighborhood residents.
- 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 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 Park is subject to the Declaration of Annexation and Declaration of Covenants, Conditions and Restrictions for Summer Park filed under Fort Bend County Clerk’s File No. 2013156952 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 HOA for the following 12 month period and is due in January of the year 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 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 Summer Park (Park Place Neighborhood) will be collected on an annual basis for 2018 for mandatory community front yard lawn maintenance at an annual cost of \$ 735.00 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 for the following neighborhoods: Summer Park (Park Place Neighborhood)

HOA Amenities

- In Summer Park, certain amenities may be developed as the community matures as a part of a flexible master-plan. Street trees and landscaping are installed with the construction of each home by the home builders in accordance with the Architectural Guidelines.
- 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.

Summer Park Property Owner's Association Inc. ("POA")

- POA is a separate and distinct entity from the HOA which performs different functions than the HOA. Each Owner shall become a mandatory member of the POA by virtue of their ownership.
- All residential property within Summer Park is subject to the Declaration of Covenants, Conditions, and Restrictions for Summer Park Mixed Use Property recorded under Fort Bend County Clerk's File No. 2012002789 as amended and supplemented (hereinafter referred collectively to as "The Mixed-Use Restrictions").

2018- POA- Rate of Assessment

- The 2018 Annual Assessment (as defined in the Mixed-Use Restrictions) for Summer Park (Park Place) is \$350.00. The Annual Assessment is used for the operation, management, expenses and maintenance of the POA for the following 12 month period and is due in January of the year 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.
- 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 Mixed-Use Restriction as applicable.

Conflicts and Waiver of Representations or Warranties

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HOA and POA Contact Information

First Service Residential

Customer Service:	(281) 681-2000
Manager Email:	Elizabeth.Mitchell@fsresidential.com
Website:	www.fsresidential.com

Additional information may be found at www.summerparkcommunity.com

Welcome to Summer Park. . . . Where the living is easy.