

## Spring Creek Townhomes Subdivision General Information

\*Dues are \$140 per month for homeowners and \$25 per month for builders. The monthly dues include the following:

\*Use of two swimming pools and common area amenities

\*Front & Back yard maintenance (mowing, trimming, edging of grass only) and monitoring of the irrigation system. It does not include irrigation repairs or flowerbed maintenance other than weeding of front flower beds only. If there are repairs made to your irrigation system, you will receive a charge for it with your monthly dues statement.

\*Maintenance of common areas, i.e. pool, gazebo, common greenbelts \*General liability and Directors and Officers liability

\*\*Owner (resident) is responsible for hazard insurance of their dwelling and is required to show proof of insurance annually.

Required Exterior colors and materials:

1. All homes must use similar elevations as to what has been constructed in Phase 2 of Spring Creek Townhomes. The elevations can be single or two story. Dave Wheaton(979-220-0857) has previously drawn the townhome plans.
2. Garages are not required
3. Minimum heated square footage is 1,200 square feet and must be masonry on all main walls. Accents such as dormers may be hardy. Stucco color is 4 Manor and texture is Natural Swirl by BASF.
4. Sod in front, side and back yards must be irrigated and have St. Augustine sod.
5. Stone should be "Austin Cream" with white mortar to match other existing homes. This stone was purchased previously from Storm Masonry Supply
6. Brick should be the color of "Covington" with white mortar to match other existing homes. This brick was purchased previously from Storm Masonry Supply
7. Exterior paint color for garage doors and dormers is to be Townhouse Tan Exterior and paint color for trim/fascia/soffit is Townhouse White. This is a PPG paint. Must prime and put two top coats.
8. The surface of all roofs shall be Tamco/Heritage Weathered Wood, previously purchased from ABC Supply

9. Mailboxes will be cluster boxes not individual mailboxes. Address blocks should be similar in type to what is used in Phase 2 Townhomes. Previous address blocks were purchased from Whitehall Products online at [www.whitehallproducts.com](http://www.whitehallproducts.com)

10. Landscaping plan for your front yard should be submitted to the ACC for approval **prior** to the installation of landscaping. The ACC will look for the landscaping to be substantial and be comparable to the existing landscaping located at 4329-4335 Dawn Lynn Drive in Spring Creek Townhomes Phase 2. In addition to this landscaping at minimum of one 30 gallon live oak or 30 gallon crepe myrtle should be planted in the front or side yard of all Phase 3 townhomes. Tree and crepe myrtle should be alternated between units. For example, if you have a fourplex, two should have crepe myrtles and two should have a live oak. The ACC will also take into consideration the maintenance of the landscaping (since the association provides the maintenance of landscaping in the front yard).

11. Irrigation controllers must be attached to the outside of the building, not located in the garage so that the maintenance company can access the controller.

12. Privacy fencing to be constructed of heavy gauge pipe for the post.

HOA CONTACT INFO:

Howdy HOA Management

PO Box 14349

College Station, TX 77841

Brian Simpson- HOA Manager

713-851-9033

[Brian@Bsimpsonrealty.com](mailto:Brian@Bsimpsonrealty.com)

