



LIVE IN THE CITY YOU LOVE

2018

CITY OAKS

COMMUNITY INFORMATION

Welcome to City Oaks, part of the City Park communities. The City Park South Homeowners Association, Inc. (HOA) has prepared this complimentary brochure as a general summary of helpful information (for the year noted above) to assist existing and future homeowners in becoming familiar with the community and the surrounding areas.

The City Park communities include City Park, City Park West and City Oaks. City Park and City Park West are governed by the City Park Homeowner's Association, Inc. and City Oaks is governed by City Park South Homeowner's Association, Inc. Although the three communities are part of the City Park Communities their respective HOAs are not affiliated with each other.

Information found herein is provided by City Park South Homeowners Association, Inc., (the HOA) as a courtesy without any representation or warranty for any purpose and may only be updated annually in reliance on a third party information. These brochures and additional information and/or updated information can be found on www.cityparkhouston.com

CITY OAKS – LAND USES, MAPS, ILLUSTRATIONS & LOCATIONS

City Oaks is a mixed-use project located within the jurisdiction of the City of Houston, Harris County, Texas and is part of the Harris County Municipal district No. 390 (MUD). 5 corners improvement district of Houston. City Oaks may contain both single-family and multi-family residential areas, retail and commercial facilities, recreational areas, sites used in connection with the provision of utilities, amenity areas and/or other mixed uses. Land plans, renderings and maps (including those on the community website) depicting all or a portion of City Oaks may be updated or changed, without notice, from time to time. With respect to maps, plats, general plans, renderings and similar information about City Oaks the following should be noted:

Information is in the form of artist's conceptions, illustrations and/or renderings may generally indicate the general location of lots, homes, streets and reserves. All such information is provided as a courtesy and may not be complete or accurate. NO REPRESENTATIONS, OR WARRANTIES WHATSOEVER, EXPRESS OR IMPLIED, EXIST WITH RESPECT TO SUCH INFORMATION.

The facilities or uses (whether designated as proposed, future or undesignated) are subject to change without notice. There is no assurance that any such depicted facilities or uses will be developed or developed as shown.

Notwithstanding the foregoing, additional easements, uses, facilities or sites may be created or re-located within City Oaks even after the recordation of a particular plat. Lots and/or homes in City Oaks may be adjacent to or near the following:

DRAINAGE CHANNEL, RAILROAD TRACK, COMMUNITY CENTER, STORM WATER DETENTION FACILITY, ELEVATED WATER STORAGE TOWER, SCHOOL FACILITY, SCHOOL SITE, FIRE STATION, SPORTS FACILITY OR BALL FIELD, COMMUNITY POND, PARK AND/OR RECREATION FACILITY, WATER PLANT/SEWER PLANT, LIFT STATION, DRILL SITE, PIPELINE EASEMENT, A TRANSPORTATION ARTERIAL OR ROADWAY, COMMERCIAL BUSINESSES, VACANT PROPERTY, AND/OR OTHER USES. BY NOTICE HEREOF, OWNER'S AND PROPERTY PURCHASERS ARE ACKNOWLEDGING THEIR AWARENESS OF THE LOCATION OF EACH LOT OR HOME AND OF THE CONDITIONS ASSOCIATED WITH SUCH SPECIAL USE OR FACILITY INCLUDING BUT NOT LIMITED TO VIEW OF SUCH USES, POTENTIAL NOISE, LIGHTING, DAILY OPERATION, VIBRATION, TRAFFIC, ODOR, MAINTENANCE, EXPANSION AND/OR CONSTRUCTION ASSOCIATED WITH SUCH USES. LOTS NEAR VACANT PROPERTY WILL HAVE A VIEW OF SUCH PROPERTY AND MAY BE IMPACTED BY THE UNDEVELOPED STATE (INCLUDING WILDLIFE) OR INCREASED NOISE, ODOR, OUTDOOR LIGHTING, TRAFFIC, OPERATION, CONSTRUCTION AND MAINTENANCE ASSOCIATED WITH EXISTING AND FUTURE USE OR CONDITIONS OF SUCH VACANT PROPERTY AND ANY FUTURE IMPROVEMENTS CONSTRUCTED THEREON. IN THE EVENT THAT A PROPERTY PURCHASER IS CONSIDERING THE PURCHASE OF PROPERTY THAT IS NEAR A PARTIALLY DEVELOPED, UNDEVELOPED OR VACANT TRACT ("UNRESTRICTED TRACT") THAT LIES ADJACENT TO, IN THE PROXIMITY OF OR IN VIEW OF SUCH PROPERTY OR HOME, SUCH POTENTIAL PURCHASER SHOULD GIVE ALL WEIGHT AND CONSIDERATION TO THE POSSIBILITY THAT THE UNRESTRICTED TRACT MAY CONTAIN A USE OR STRUCTURE THAT A PROPERTY OWNER OR HOMEOWNER MAY FIND OBJECTIONABLE AND WEIGH THOSE FACTS AND RISKS CAREFULLY IN ANY DECISION TO ACQUIRE A HOME OR PROPERTY IN THE LAKECREST COMMUNITIES.

COMMON WATER AREA AND PLANT DISCLOSURE

City Oaks contains a man-made detention pond, (Amenity Lake), multiple parks and manicured garden areas. These areas may serve as habitats for a variety of plants and wildlife including, without limitation, insects, venomous and non-venomous snakes and

other reptiles, alligators, insects and other animals, some of which may pose hazards to people, pets. Each property Owner (i) assumes all risk or personal injury and damage to property arising from the presence of such plants and wildlife; and (ii) assumes all risk and liability for use and/or enjoyment of such areas. Property Owners and/or property buyers must acknowledge and assume the potential risks or potential hazards.

No Owner may use, disturb or enter upon such areas in violation of (i) any applicable rules and regulations adopted and/ or posted by the HOA and/or applicable municipal utility district (“MUD”), (if such areas are regulated by the HOA and/or MUD) and/or (ii) any applicable governmental laws, rules, regulations, and ordinances and/or (iii) permissions or authorizations granted by the Owner of such areas.

The use and enjoyment of the amenities in the City Park Communities are at the sole risk of the user subject to the rules set forth by the HOA. Some of these rules are as follows:

- Follow all posted rules for any amenities in the community.
- In case of any emergency dial 911.
- All guests need to be accompanied by an Owner (member of the Association).
- The use and/or enjoyment of any community amenity is at the sole risk and liability of the user.
- There is absolutely no swimming and no fishing in the Retention Ponds and/or lakes.
- There are no boats or motorized vehicles permitted in the Retention Ponds and/or lakes.
- Pets must be kept on a leash.
- Pet owners are required to clean up after their pets.
- Children should be supervised by an adult at all times.
- There shall be no tampering with fountains, electrical facilities, wells, pumps or other improvements in and/or around the Retention Pond and green spaces.

DEED RESTRICTIONS

Buyers of homes in the City Oaks Community are subject to the Declaration of Covenants, Conditions, Restrictions recorded under Harris County, Texas, under Clerk's File No. 20150554088 and any amendments or supplements thereto; (collectively, the “Deed Restrictions”) which are administered by the City Park South Homeowner’s Association, Inc. (hereafter referred to as (“HOA”). The HOA has the authority to levy assessments and fees against all lots within its jurisdiction. All exterior improvements and modifications thereto, including, without limitation, the exterior of the home, landscaping, swimming pools, fences, play structures, patio covers, decks, outbuildings, basketball goals, antennas, etc., require the written approval by the HOA’s architectural review committee (the “ARC”) prior to installation and/or modification. The ARC does not issue verbal approvals. Any improvements or modifications made without prior written ARC approval are subject to being removed at the homeowner’s expense.

Prospective buyers and property Owners are advised to read and understand the requirements, terms, conditions, and restrictions of the Deed Restrictions, Architectural Guidelines and the rights of the Declarant (as such term is defined in the Deed Restrictions and herein called the “Declarant”) prior to acquiring property within the different sections of the City Park Communities. Please see the Association Information packet for City Park and/or City Oaks for more information.

LANDSCAPING AND IRRIGATION

The common area landscaping, monuments and community facilities are designed to create a certain appearance throughout The City Park Communities. City Park and City Oaks will have a separate and different set of deed restrictions which builder and homeowners are to adhere to. The HOA for City Oaks will monitor the appearance of each lot and other areas within City Oaks section of the City Park Communities. As such, under the authority of the HOA and the Deed Restrictions, the ARC pursuant to the Deed Restrictions, has the authority to govern the materials, colors and locations of houses, fences and other improvements on each lot. The HOA has the authority to even prohibit the construction of certain improvements on each lot or plant species that may be installed in the yards of homes within City Oaks. Homeowners are advised to read and understand the requirements of the Deed Restrictions (and any supplements or amendments thereto) as well as the most recent published Architectural Guidelines (and any amendments thereto) prior to commencing any improvement or re-modeling of existing improvements on a lot or installing or removing any landscaping on a lot. Some plant species or variations within a species will not be permitted, particularly in areas visible from public areas, streets and common areas. The use and installation of specific plant species (including size, location and quantity) may be mandated by the Architectural Guidelines for use on specific lots, especially in areas visible from streets or reserves. Certain Lots in specific neighborhoods are required to have irrigation systems installed with the construction of each home for areas visible from streets or reserves. Each homeowner is required to water their yards regularly and/or keep irrigation systems in good working order. The Deed Restrictions grant the Board of the HOA certain easements and/or rights over the lots and the option, but not the obligation, to perform maintenance and to charge the Owner for the costs thereof.

HOA/DECLARANT/BUILDER-RELATIONSHIP

The Declarant, Developer and/or HOA are the owners of certain property within City Oaks. These parties may contract with various independent contractors for the installation of certain utilities, streets, roads, infrastructure, and/or amenities to benefit the community. The Declarant and/or Developer sells lots to independent homebuilders who are responsible for the sale and construction of new residences within the project on these specific lots. The Declarant and/or Developer and/or HOA is not a joint venture, partner, agent, or representative of (or with) any homebuilder and is not responsible for any claims related to the construction of homes or property purchased from a home builder. Buyers

are solely responsible for the selection of their builder as well as the choice of the location of their lot and the type of home to be constructed by a builder. The HOA and the Declarant are also separate independent entities and neither is responsible for the actions, inaction, representations, warranties or decisions of the other or of any builder. The Declarant and/or Developer have the right to approve and select builders and change builders from time to time at will and without notice.

MAINTENANCE OF STREET UTILITIES

Governmental entities (such as Harris County and/or the City of Houston and/or the State of Texas) are responsible for public road system (and storm sewers related thereto) and/or adjacent roads as applicable.

TAXES AND ASSESSMENTS - 2018

As an Owner of property within the City Park Communities, each Owner shall be responsible for certain taxes, fees, levies, and assessments, including, without limitation, those levied by or through the HOA, and all applicable governmental entities, including school districts, Harris County, emergency services districts, MUDs, etc. Prior to purchasing property, prospective purchasers are advised to undertake a full investigation and satisfy themselves as to the type and nature of all such taxes, fees, levies, and assessments that will result from owning property within The City Park Communities.

Tax Rates are as follows:

2017 Tax Rate - MUD 390:	.700000
2017 Tax Rate – HISD:	1.206700
2017 Tax Rate – Harris County/COH	<u>1.321863</u>
TOTAL Estimated Tax Rate:	3.228563*

**Tax rates presented are an estimation based upon the previous year's tax rates and/or third party information and are provided as a courtesy without representation or warranty of any kind (expressed or implied) for completeness, accuracy or all other purposes. City Park South HOA recommend contacting the local taxing authority for the most recent and /or up to date information.*

2018 – HOA – RATES OF ASSESSMENT & OTHER CHARGES

The 2018 Annual Assessment (as defined in the Restrictions) is \$1275.00. 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 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 Front Yard Maintenance Fee is included in the HOA fee.

The 2018 Capital Assessment (as defined in the Restrictions) is \$400.00. A Capital Assessment will be collected at closing and this fee is not prorated. This is a one-time fee for a 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.

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.

COURTESY NOTICE (NO REPRESENTATIONS OR WARRANTIES)

THIS INFORMATION IS BEING PROVIDED AS A COURTESY, UTILIZING UNVERIFIED INFORMATION FROM THIRD PARTIES. NO PERSON, PARTY OR ENTITY MAKES ANY WARRANTIES, EXPRESS OR IMPLIED, ABOUT THE EFFECT OF THE MATTERS SET FORTH HEREIN, IN GENERAL, OR SPECIFICALLY ON THE PROPERTY WITHIN THE CITY PARK COMMUNITIES OR AREAS ADJACENT THERETO. THE HOA AND THE DECLARANT AND/OR ANY OTHER ENTITY EXPRESSLY DISCLAIM ANY AND ALL LIABILITY FOR ANY TYPE OF DAMAGES WHETHER DIRECT, INDIRECT OR CONSEQUENTIAL, BECAUSE OF THE MATTERS DISCLOSED OR PARTIALLY PROVIDED HEREIN. THERE HAVE BEEN NO REPRESENTATIONS OR WARRANTIES MADE BY ANY PARTY WITH RESPECT TO THE NATURE, ACCURACY, COMPLETENESS OR ADEQUACY OF THIS INFORMATION FOR ANY USE AND ALL INFORMATION SHOULD BE INDEPENDENTLY VERIFIED. THE PROVISIONS OF THE RESTRICTIONS (AS EACH MAY BE AMENDED) AND THE DECISIONS, POLICIES, ACTIONS (AS SUCH MAY BE MODIFIED) BY THE ASSOCIATION'S BOARD OF DIRECTORS AND THE MANAGEMENT COMPANY WITH RESPECT TO MATTERS INVOLVING THE ASSOCIATION SHALL SUPERCEDE ANY INFORMATION CONTAINED HEREIN CONCERNING SAID ASSOCIATION. BE ADVISED THAT ANY INFORMATION CONTAINED HEREIN MAY CHANGE OVER TIME WITHOUT NOTICE OR REVISION HEREOF.

COMMUNITY MANAGEMENT CONTACT INFO

For more information about the Front yard Maintenance Program in the community of City Oaks, please contact the HOA Community Manager.

Inframark Infrastructure Management Services

Phone: (281)504-1301

Email: IMSCustomerCare@inframark.com

2002 West Grand Parkway North, Suite 100

Katy, TX 77449

Alicia Newby - Community Manager

Christina Kelly - Assistant

Additional information may also be found at www.cityparkhouston.com

THE CITY PARK COMMUNITIES

“LIVE, LEARN, WORK AND PLAY IN HOUSTON”