



Newport Court Homeowners Association
c/o Post Oak Property Management
27101 Westheimer Pkwy
Katy, TX 77494

Dear Homeowner,

Your Association Board of Directors has hired Post Oak Property Management to manage the day to day operations of Newport Court. The primary goal of Post Oak Property Management and the Association is to keep the neighborhood looking beautiful, safe and for it to be a pleasant place to live. We would like to take a moment to tell you about the Association.

BOARD OF DIRECTORS

Chase McDaniel
Charlene Spear
Robin Thames

COMMUNICATION

Post Oak Property Management wants to maintain clear communication paths with you. As such, please take a moment to complete the enclosed *Information Sheet* and return it to our office in one of the convenient methods listed below:

US Mail: 27101 Westheimer Pkwy, Katy, TX 77494
Email: info@postoakproperties.com
Phone: (281) 647-6119

WATER – NEWPORT MUD

Newport Court is part of the Newport MUD. To set up water service, please contact their office at (281) 324-9803.

WASTE DISPOSAL

Waste removal service is billed through the MUD and provided by Frontier Waste Solutions. Trash is picked up on Tuesdays and Fridays. Each homeowner is responsible for providing their own container. Heavy/bulk waste is collected on Fridays and yard waste is collected on Tuesdays. For additional questions or concerns, contact Frontier Waste Solutions at (888) 854-2905 or www.frontierwaste.com. Please remember trash containers should be stored in a location that is not visible from the street, they may be placed out the evening before service and should be put away by the evening of service.

PARK AND SPLASH PAD

As a member of the Newport MUD, you are also eligible to use the Park and Splash pad. To gain access, you will need to pick up a fob from the MUD office located at 11335 FM 1960 E, Suite 104 Huffman, TX 77330. The splash park is open daily from Dawn until dusk.

DEED RESTRICTIONS (CC&R's)

At the time of closing, you should have received a copy of the Declaration of Covenants, Conditions and Restrictions for Hills of Westlake (Deed Restrictions or CC&R's). It is important to read and understand this document. At the time of your purchase you signed a document agreeing to abide by the rules and regulations put forth in the Deed Restrictions.

LOT MAINTENANCE

General property maintenance is required by each homeowner. All landscape vegetation must be watered regularly to keep it alive. Grass areas shall be cut and edged as often as may be necessary to maintain a neat and attractive appearance. Grass growing onto or over sidewalks, driveways, and/or curbs shall be considered to be unattractive. Shrubs and all other vegetation shall be trimmed as often as necessary to maintain a neat and attractive appearance. Timely removal and replacement of any grass, flowers, shrubs or other vegetation which dies is required to maintain an attractive appearance. All weeds shall promptly be removed as well as all grass which grows into any vegetation bed(s).

ARCHITECTURAL CHANGES

Architectural Review Committee ("ARC") Review is required. Should you desire to make any changes or additions to your property you must first apply for approval. (Basketball Goals are subject to ARC approval and accessory buildings are not allowed.) Please contact our office for the proper form and requirements.

The Association is a non-profit organization in which all homeowners are members, and as such, have certain rights and obligations. The Association provides various services to its members, such as maintenance of the common areas in the subdivision, payment of all Association expenses and enforcement of deed restrictions.

We welcome you to the Post Oak Property Management family.

Kind Regards,

Post Oak Property Management

NEWPORT COURT HOMEOWNERS ASSOCIATION - INFORMATION SHEET
PLEASE PRINT CLEARLY

ADDRESS IN NEWPORT COURT: _____

HOMEOWNER

Name: _____

Mailing Address (if different): _____

Phone Number: _____

Email: _____

CO – HOMEOWNER

Name: _____

Phone Number: _____

Email: _____

TENANT #1 (if applicable)

Name: _____

Phone Number: _____

Email: _____

TENANT #2 (if applicable)

Name: _____

Phone Number: _____

Email: _____

Please complete and return to Post Oak Property Management:

VIA US Mail

Or VIA Email

Post Oak Property Management

info@postoakproperties.com

27101 Westheimer Pkwy

Katy, TX 77494

THIS INFORMATION WILL ONLY BE USED FOR ASSOCIATION PURPOSES AND WILL NOT BE DISTRIBUTED TO PARTIES OUTSIDE OF POST OAK PROPERTY MANAGEMENT OR THE ASSOCIATION.