



**Cambridge Falls 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 the Cambridge Falls. 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.

#### **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](mailto:info@postoakproperties.com)

#### **DEED RESTRICTIONS**

At the time of closing, you should have received a copy of the Declaration of Covenants, Conditions and Restrictions for Cambridge Falls (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. **You can access a copy of the Deed Restrictions online at [postoakproperties.com](http://postoakproperties.com) under the Cambridge Falls tab.**

#### **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 and Backboards are subject to ARC approval.) Please contact our office for the proper form and requirements.

#### **POOL**

The Cambridge Falls pool is open Memorial Day – Labor Day. To receive your annual pool, pass please contact our office.

#### **POOL HOURS**

Monday: Closed  
Tuesday-Friday: 11am-8pm  
Saturday & Sunday: 10am-8pm

#### **COMMUNITY INFORMATION**

**TRASH BINS** – Waste Removal service is provided by Best Trash and Recycling WEDNESDAY and SATURDAY. Heavy trash pickup occurs every WEDNESDAY. Trash pickup and recycling run SATURDAYS. Please remember that trash may only be placed outside for collection the evening before

collection and trash cans must be removed from sight the same evening of collection. If collection occurs on a holiday, the collection will be made on the next regularly scheduled pick up day. Contact Best trash for recycle bins and inquiries at 281-313-2378.

PARKING – Remember, parking is NOT allowed on the streets of Cambridge Falls for more than 24-hours. The Deed Restrictions allow vehicles to be parked in the garage and on the driveway.

PET WASTE – When walking your dog(s), you must promptly remove, in a sanitary manner, and dispose of the fecal waste left by your dog(s) on property you do not own, including neighbors' yards, common areas, streets, and every other location that is not your own property. So, remember to take plastic bags (or other sanitary tools) when you leave for your walk! The bag(s) of waste must be disposed of in a trash can. Never toss the bag(s) of waste in a street drain.

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).

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**

**CAMBRIDGE FALLS HOMEOWNERS ASSOCIATION - INFORMATION SHEET**  
**PLEASE PRINT CLEARLY**

CAMBRIDGE FALLS ADDRESS: \_\_\_\_\_ Fresno, TX 77545

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

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Katy, TX 77494