



Hills of Westlake 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 Hills of Westlake. The primary goal of Post Oak Properties 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 Properties 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

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.

POOL

The Hills of Westlake pool is open March through October, Tuesday – Sunday between the hours of 7 am and 8 pm, and closed on Mondays for cleaning. There are no lifeguards on duty and is considered "swim at your own risk"

TRASH SERVICE

Waste removal service is provided by Texas Waste Disposal twice weekly-Tuesday and Friday. To begin receiving service please contact Rita Coziar at rita@ofssolidwaste.com.

COMMUNITY INFORMATION

PARKING – Remember, parking is not allowed on the streets of Hills of Westlake 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).

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.

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.

Kind Regards,

Post Oak Property Management

HILLS OF WESTLAKE HOMEOWNERS ASSOCIATION - INFORMATION SHEET
PLEASE PRINT CLEARLY

HILLS OF WESTLAKE ADDRESS: _____

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

Post Oak Property Management
27101 Westheimer Pkwy
Katy, TX 77494

Or VIA Email

info@postoakproperties.com

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