



Dear New Homeowner:

Welcome to our neighborhood and congratulations on the purchase of your home!

On behalf of the Windermere Homeowners' Association Board of Directors and the other homeowners of Windermere Homeowners' Association (WHOA), we would like to welcome you to your new home and our community. Over the coming months we look forward to meeting you, whether it be walking through the neighborhood, at the pool, or during a community activity.

The operation of your homeowners' association is governed by a volunteer board of directors who are elected by the community to oversee the daily functions and financial responsibilities of the association. The board is also responsible for maintaining members' compliance with the established covenants, conditions, and restrictions (CC&Rs) and bylaws of the association. There are specific provisions regarding what can and cannot be done on your property. Please take the time to read through the CC&Rs and bylaws documents you received during the home purchase process. Copies are available on the community website.

Our community website – <http://www.windermerehoa.org/>– is the official communication channel between the board of directors and the residents. You may also get information from Amenities, community newsletters, resident resources, documents and bylaws, and contact information can all be found there. Please take a few minutes to visit and familiarize yourself with its resources and get to know your community. The website provides answers to most of the question's homeowners have.

Goodwin & Company is our contracted property management company. Their website is <https://www.goodwintx.com/>. Melissa is our Goodwin & Company representative. She can be reached at melissa.mcwilliams@goodwintx.com or can be reached at 512-852-7951 or 737-228-3484. She should be contacted for service issues on community property and questions regarding specific bylaws or annual homeowners' dues assessment. She can also server to direct your inquiries to our WHOA board members.

The association has an obligation to maintain the quality of our community. One of its functions is to evaluate the plans for all exterior landscaping, repairs, and remodeling (such as painting, decks, fences, trees and bushes, replacement roofs, etc.) to ensure compliance with all covenants and bylaws. The purpose of this architecture review is to protect our scenic environment and maintain the value of our homes.

Again, welcome to the WHOA community! We look forward to you falling in love with this community as much as we have. We know you will find our neighborhood is a great place to live, and we encourage your participation in our activities and functions.

Sincerely,

Windermere Homeowners' Association Board



Covenant Information	<p>Copies of documents available on the website:</p> <ul style="list-style-type: none"> • WHOA Covenants and Bylaws • WHOA Rules & Regulations
Property Inspections	<ul style="list-style-type: none"> • Neighborhood inspections occur regularly to identify potential violations. If any owner is in violation, he/she will be notified by mail. • Warning will be issued. Homeowners are subject to fines if not corrected before follow up inspections.
Trash Collection	<ul style="list-style-type: none"> • Trash ???? •
Pool Information	<ul style="list-style-type: none"> • The pool is an amenity offered only to WHOA residents and their guests. • All guests must be accompanied by a homeowner. No more than four guests per unit at a time. • Entry to the pool requires an access key provided to each homeowner. • Access to pool area is limited to homeowners in good standing (no balance owed on assessments or fees). • Pool rules are posted at the pool.
Monthly Assessments	<ul style="list-style-type: none"> • HOA assessments are due each month. • Payments may be made online at https://www.goodwintx.com/
Vehicles & Parking	<ul style="list-style-type: none"> • Commercial vehicles and/or trailers may not be left overnight. • Boats & trailers are not to be stored on WHOA property.