



# **SHADY HILL VILLA ASSOCIATION, INC.**

## **A HOME OWNERS' ASSOCIATION**

601 W. Baker Rd. # 1842

Baytown, Texas 77522

Phone: 281-838-8349

Email: [shv.association.inc@gmail.com](mailto:shv.association.inc@gmail.com)

For recorded Legal Documents visit our website: [shadyhillvillainc.com](http://shadyhillvillainc.com)

### **GENERAL INFORMATION**

There are two (2) Phases in our subdivision:

Phase I: Comprised of (currently) 34 townhouses.

Phase II: Comprised of (currently) 36 standalone patio homes.

### **ANNUAL MAINTENANCE FEE IS: \$480.00**

The categories below list, in part, what the annual maintenance/assessment fee encompasses.

#### **Categories:**

Liability Insurance Coverage for the Recreational Facilities & Common Areas

Lawn Care - for the common areas

Legal Services for the Association

Pool Maintenance

Repairs & Maintenance: Common Areas & Facilities/Pavilion

Security: Street & Courtyard Lights & Common Area Cameras

Taxes - for the common areas

Utilities: Electricity, Water & Sewer for the Common Areas & Facilities/Pavilion

#### **Special Projects:**

Common Areas

Tree maintenance & removal

Sidewalk maintenance & replacement

Resurfacing the community swimming pool & decking

Etc.

#### **What the Assessment Fee Does Not Cover:**

Individual Homeowners' Insurance (**which is the responsibility of the title holder(s) for each property**)

FOUNDATION repair for any residential site

ROOF repair/ maintenance for any residential site

Exterior façade of an existing residential structure

Please visit our website: [shadyhillvillainc.com](http://shadyhillvillainc.com) for more information.