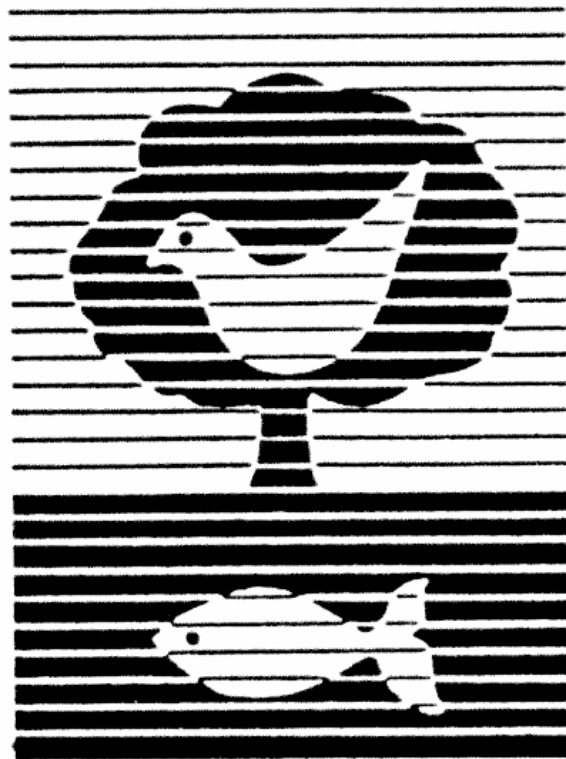


Welcome To
The Rolling Hills Of
Seis Lagos



Seis Lagos Community Services Association, INC.

This brochure is presented to you by the Seis Lagos Community Services Association (the homeowners of Seis Lagos). It is intended to provide you with an overview of our community and to answer frequently asked questions.

Statistics

Seis Lagos is a planned unit development of custom homes in a country setting. Seis Lagos covers approximately 400 acres, divided into Four Phases. Phase one consuming a total of 225 acres has 199 home sites, a 20 acre community center and six lakes (Seis Lagos). Phase II covers the northern 35 acre tract providing an additional 57 home sites. Phase III, is the eastern 54 acre tract between the Hidden Lake and Lago Grande Lake. It offers an additional 71 wooded and meadow homesites and 6 garden homesites. Phase four has 74 acres with 79 lots. An additional common area or green belt of about 10 acres has been provided with this last phase.

Amenities

- Security Guard
- Bi-level swimming pool
- Toddler pool
- Lap Pool
- Four lighted professional Tennis Courts
- Playgrounds
- Volleyball court
- Horseshoe Pits
- **The new Clubhouse was finished in 2009**
 - Party room and comerial kitchen
 - Game room with pool tables Shuffel board table and foozeball table
 - Card room / Exerise room
 - Covered veranda overlooking swimming pools and Lake Lavon
 - Seis Lagos Offices
- Cabana: (Poolside facility w/ kitchenette)
- Six lakes (stocked with bass and catfish)

Homeowner dues are used to maintain/provide all the amenities listed above.

Suppliers

Water – Sewer - Roads:	<u>Seis Lagos</u> Municipal Utility District
Electricity:	TXU Electric or your choice
Cebridge <u>Cable</u> of Texas <u>Fiber Optic</u>	<u>Dish</u> : Your Choice –with ACC approval
Schools:	Lovejoy (North) and Wylie I S D (South)
Fire :	(emergencies 911) For more Information:

Web: www.seislagos.info email: loudeene@aol.com Loudeene 972-442-3000

224 Seis Lagos Trail / Lucas (ETJ), Texas 75098 / (972) 442-3000

Seis Lagos

Questions and Answers About Seis Lagos

- Q. What is the Seis Lagos Community Services Association?
- A. *The SLCSA is a non-profit corporation established as a homeowners association governed and operated by the residents of Seis Lagos. The purpose of the SLCSA is to provide management and maintenance of the common areas within the community and to enforce the restrictions, rules, and regulations set forth in the Covenants.*
- Q. Who runs or controls the SLCSA?
- A. *A Board of Directors oversees all of the affairs of the Association. Each member on the Board of Directors must be a current lot owner. Board of Directors members is elected on a simple majority vote basis. The Board consists of seven members each elected for a two-year term. On even numbered years four members are elected, while on odd numbered years three members are elected. Seis Lagos lot owners are entitled to one vote per lot. The Board meets once per month in open session. All members on the Board are volunteers and do not receive any compensation for their involvement.*
- Q. What services are provided by SLCSA?
- A. *Primary services include the maintenance and upkeep of the common areas including the expenses for maintenance and landscape care of the common grounds. This includes the entrance area, the greenbelt area along Seis Lagos Trail, and the entire clubhouse area (i.e.: clubhouse, pool areas, patios, tennis courts, etc.). Security is also included in these services.*
- Q. When is the voting held to elect the Board members?
- A. *Elections are held during the annual homeowner's meeting each June.*

- Q. Do the seven members of the Board of Directors manage the operation of the entire Seis Lagos Community?
- A. *The Board has established standing committees to assist in the overall operation and maintenance of the community. The Board delegates certain responsibilities to these committees. The Architectural Control Committee is appointed by the Board to approve any and all structural and landscaping plans of homeowners. The Operations Committee oversees the daily maintenance of the common areas. The Finance Committee monitors the Association's income and expenses and compiles the yearly operating budget. All positions on these committees are restricted to lot owners and all are strictly volunteer positions.*
- Q. Who pays for the services provided by the SLCSA?
- A. *All lot owners are required to pay a monthly homeowners fee due on the first of each month. Each lot owner pays the same amount. All monies collected are used to fund the operation of the Association, including maintenance, taxes, certain utility expenses, insurance, security guard salaries, and other general expenses connected with the running of the Association.*
- Q. What exactly does "common areas" mean?
- A. *All of the property within Seis Lagos not owned by an individual lot owner is common area and is maintained by the SLCSA for the common use and enjoyment of the homeowners. The common areas include the clubhouse, the swimming pools, the pool patios, the tennis courts, the playground, the volleyball court, several drainage pathways, the lakes, and a border surrounding all lakes.*

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- Q. What are the monthly homeowners dues?
A. *Monthly dues are \$95.00. 1st of MO.*
- Q. Is there a transfer fee?
A. *Yes, \$190.00. There is also a Resale cert. Fee \$50.00*
- Q. What would happen if a lot owner does not pay monthly dues?
A. *Failure of any lot owner to pay dues would place an unfair burden on the other lot owners within the community. If not paid, the SLCSA has the right to place a lien against the property. The SLCSA also has the authority to proceed against the lot owner through legal action. A late fee of \$10.00 for each month late is also charged the lot owner.*
- Q. What safeguards does the SLCSA provide to uphold the pleasant appearance of Seis Lagos?
A. *The Covenants specifically stipulate that the Board of Directors nominates an Architectural Control Committee (consisting of fellow homeowners) to approve any building plans, alterations, additions, and/or landscaping performed by a homeowner. All such plans must be approved, in writing, by the ACC prior to initiation. In addition, the homeowners may enlist the assistance of the Board in redressing any isolated violations of the Covenants.*
- Q. Are there any restrictions if I sell my home?
A. *No, you may sell your home as you would any other home. If because of your failure to pay dues a lien exists against your home, that lien will likely be satisfied from your proceeds at closing.*
- Q. *May we swim in the Lakes?*
A. *NO! Snakes, Snapping turtles ETC.*
- Q. Who provides for utilities service?
A. *Seis Lagos is serviced by TXU Electric, Verizon Phone, and Cebridge Cable Company. There is no natural gas service. Propane may be used-tank Must to buried. Must be approved.*
- Q. Who provides for water and sewer service?
A. *The Seis Lagos Municipal Utility District (SLUD) purchases the water it provides the homeowners from the North Texas Water District. Water rates are set by SLUD. Sewer service is also provided by SLUD and approved sewage treatment facilities are located on Seis Lagos property.*
- Q. How many lots are there in Seis Lagos?
A. *Total 402 with all four phases.*
- Q. Who maintains the concrete roads within the community?
A. *The Seis Lagos Municipal Utility District.*
- Q. Who can I speak to about water, sewer or taxes?
A. *The phone number for the SLUD office is 442-6875. Office hours 8 AM to 2 PM.*
- Q. Within what school district is Seis Lagos located?
A. *Seis Lagos actually falls within two different districts -- the Wylie Independent School District and the Lovejoy Independent School District. The community is divided approximately in half by the school district boundaries. The school tax rates are set by the governing body within each independent school district. (See the map on the back page for the dividing line).*
- Q. Do you have a web site?
A. *Yes, www.seislagos.info*

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- Q. What about pets?
- A. *"Normal" pets may be kept by residents. All must be kept within the confines of its owner's property or on a leash when outside. Most residents contain outside pets with invisible fences.*
- Q. Are boundary fences or boundary landscaping allowed?
- A. *The residents of Seis Lagos pride themselves on the "openness" of the community and its country-like atmosphere. As a result, no boundary fencing or landscaping is permitted.*
- Q. Are there any restrictions on vehicles within Seis Lagos?
- A. *Yes, although commercial vehicles, trucks, trailers, campers, and motor homes are permitted within Seis Lagos, they are strictly prohibited from being parked outside of an enclosed garage. Also, no inoperable or non-currently licensed vehicles may be kept, placed, or maintained upon any street, private driveway, or lot except those properly stored within an enclosed garage.*
- Q. Are **boats** permitted?
- A. *Only small battery-powered fishing boats or canoes are permitted on the lakes. All boats and/or trailers are strictly prohibited from being parked outside of an enclosed garage. **Cars** are not to be Parked in the street/except company.*
- Q. What about TV and radio antennas?
- A. *No exterior antennas for TV, radio, 18" Satellite Dishes are permitted on the homes or in the yards allowed with ACC approval (note: cable service is available for a fee from a local Cable Company . Suddenlink. Dishes are Reviewed by the ACC committee. We*
- Q. Is fishing or hunting allowed within Seis Lagos?
- A. *Fishing is permitted only by residents or their guests. Four of the six lakes are stocked. Hunting or shooting of air rifles, pellet guns, or firearms is strictly forbidden within Seis Lagos.*
- Q. What type of building restrictions or codes must be met in order to build within Seis Lagos?
- A. *The ACC follows the Uniform Building Codes for residential construction. The codes are no stricter or less lenient than our neighboring communities of Plano, Garland, or Allen. If you are planning to build in Seis Lagos, be sure to pick up a copy of the building guidelines before you design your new home. (Call Office)*
- Q. If I buy property am I allowed to bring my own builder in?
- A. *Yes – provided he/she is a true custom builder and he meets the approval of the ACC.*
- Q. Do you have a list of approved or preferred builders?
- A. *Yes – contact the SLCSA office.*
- Q. How can I obtain a copy of the Covenants?
- A. *You can obtain your own copy of the Covenants by contacting the SLCSA at the address or phone number at the bottom of this page. The nominal cost associated with the Covenants reflects the cost of reproduction only.*

Also have Verizon fiber optic-for TV, net, phone.

- Q. Do you allow Garage Sales?
- A. *NO, not at your home. We have once a Year community-parking lot sale.*

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