



# KINGS MILL

## 2018 KINGS MILL COMMUNITY INFORMATION

THE MONTGOMERY KINGS MILL HOMEOWNER'S ASSOCIATION INC. ("HOA") HAS PREPARED HIS COURTESY NOTICE OF SUMMARY INFORMATION TO ENCOURAGE THOSE INTERESTED IN KINGS MILL TO START TO BECOME FAMILIAR WITH SOME IMPORTANT OR HELPFUL INFORMATION ABOUT THE COMMUNITY AND/OR THE SURROUNDING AREA. ADDITIONAL INFORMATION MAY ALSO BE FOUND OR UPDATED PERIODICALLY AT [WWW.KINGSMILLTX.COM](http://WWW.KINGSMILLTX.COM). THIS INFORMATION IS PROVIDED AS A COURTESY WITHOUT ANY REPRESENTATION OR WARRANTY FOR ANY PURPOSE AND MAY ONLY BE UPDATED ANNUALLY IN RELIANCE ON THIRD PARTY INFORMATION.

FOR FURTHER CLARIFICATION, THE INFORMATION BELOW IS APPLICABLE TO THE COMMUNITY OF KINGS MILL.

### Land Uses, Maps, Illustrations and Locations

Summer Park is a mixed-use project located within the City of Conroe, Montgomery County, Texas. Kings Mill may contain both single-family and multi-family residential areas, retail and commercial facilities, civic facilities, recreational areas, sites used in connection with the provision of utilities, amenity areas and/or other mixed uses. Land plans, renderings and maps (including those on the community website) depicting all or a portion of Kings Mill may be updated or changed, without notice, from time to time. With respect to maps, plats, general plans, renderings and similar information about Kings Mill, the following should be noted:

- (a) Information is in the form of artist's conceptions, illustrations and/or renderings may generally indicate the general location of lots, homes, streets and reserves. All such information is provided as a courtesy and may not be complete or accurate. **NO REPRESENTATIONS, OR WARRANTIES WHATSOEVER, EXPRESS OR IMPLIED, EXIST WITH RESPECT TO SUCH INFORMATION.**
- (b) The facilities or uses (whether designated as proposed, future or undesignated) are subject to change without notice. There is no assurance that any such depicted facilities or uses will be developed or developed as shown.
- (c) Notwithstanding the foregoing, additional easements, uses, facilities or sites may be created or re-located within the Kings Mill community even after the recordation of a particular plat. Lots and/or homes in Kings Mill may be adjacent to or near the following:

DRAINAGE CHANNEL, RAILROAD TRACK, COMMUNITY CENTER, STORM WATER DETENTION FACILITY, ELEVATED WATER STORAGE TOWER, SCHOOL FACILITY, SCHOOL SITE, FIRE STATION, SPORTS FACILITY OR BALL FIELD, COMMUNITY POND, PARK AND/OR RECREATION FACILITY, WATER PLANT/SEWER PLANT, LIFT STATION,

DRILL SITE, PIPELINE EASEMENT, A TRANSPORTATION ARTERIAL OR ROADWAY, COMMERCIAL BUSINESSES, VACANT PROPERTY, AND/OR OTHER USES. BY NOTICE HEREOF, OWNER'S AND PROPERTY PURCHASERS ARE ACKNOWLEDGING THEIR AWARENESS OF THE LOCATION OF EACH LOT OR HOME AND OF THE CONDITIONS ASSOCIATED WITH SUCH SPECIAL USE OR FACILITY INCLUDING BUT NOT LIMITED TO VIEW OF SUCH USES, POTENTIAL NOISE, LIGHTING, DAILY OPERATION, VIBRATION, TRAFFIC, ODOR, MAINTENANCE, EXPANSION AND/OR CONSTRUCTION ASSOCIATED WITH SUCH USES.

LOTS NEAR VACANT PROPERTY WILL HAVE A VIEW OF SUCH PROPERTY AND MAY BE IMPACTED BY THE UNDEVELOPED STATE (INCLUDING WILDLIFE) OR INCREASED NOISE, ODOR, OUTDOOR LIGHTING, TRAFFIC, OPERATION, CONSTRUCTION AND MAINTENANCE ASSOCIATED WITH EXISTING AND FUTURE USE OR CONDITIONS OF SUCH VACANT PROPERTY AND ANY FUTURE IMPROVEMENTS CONSTRUCTED THEREON. IN THE EVENT THAT A PROPERTY PURCHASER IS CONSIDERING THE PURCHASE OF PROPERTY THAT IS NEAR A PARTIALLY DEVELOPED, UNDEVELOPED OR VACANT TRACT ("UNRESTRICTED TRACT") THAT LIES ADJACENT TO, IN THE PROXIMITY OF OR IN VIEW OF SUCH PROPERTY OR HOME, SUCH POTENTIAL PURCHASER SHOULD GIVE ALL WEIGHT AND CONSIDERATION TO THE POSSIBILITY THAT THE UNRESTRICTED TRACT MAY CONTAIN A USE OR STRUCTURE THAT A PROPERTY OWNER OR HOMEOWNER MAY FIND OBJECTIONABLE AND WEIGH THOSE FACTS AND RISKS CAREFULLY IN ANY DECISION TO ACQUIRE A HOME OR PROPERTY IN KINGS MILL.

### **Lakes, Drainage and Other Water Areas**

- (a) The Kings Mill community may contain (or may be adjacent to) a number of manmade, natural, and/ or environmentally sensitive areas. These areas may include, among other things, various wetlands, intermittent or permanent water bodies (including lakes), preservation areas, muddy areas, ditches, detention facilities brush, trees and lagoons. These areas may serve as habitats for a variety of native plants and wildlife including, without limitation, insects, venomous and non-venomous snakes and other reptiles, alligators, insects and other animals, some of which may pose hazards to people, pets, or property coming into contact with them which are important to the ecological balance, flood control functions and maintenance of the area. Each property Owner (i) acknowledges that such plants and wildlife are not retained or restricted in their movements within or throughout the project; and, (ii) assumes all risk or personal injury and damage to property arising from the presence of such plants and wildlife; and (iii) assumes all risk and liability for use and/or enjoyment of such areas. Property buyers should note the location of any of these areas in relation to the property or home they are purchasing. Property Owners and/or property buyers must acknowledge and assume the potential risks or potential hazards.
- (b) No Owner may use, disturb or enter upon such areas in violation of (i) any applicable rules and regulations adopted and/or posted by the HOA, and/or applicable municipal utility district ("MUD"), (if such areas are regulated by the HOA, and/or MUD) and/or (ii)

any applicable governmental laws, rules, regulations, and ordinances and/or (iii) permissions or authorizations granted by the Owner of such areas.

(c) The use and enjoyment of the lakes and other amenities in the Kings Mill subdivisions are at the sole risk of the user (member of the association and their guests and/or invitees). The lakes and areas above the static water level are also drainage and detention areas that are intended to manage flood control and will inundate and retain higher levels of water and increases in current of the water for drainage during and for periods after rainfall events. The areas in and around lakes should be avoided during and/or immediately following these events until higher water levels in the lakes (detention ponds) recede. There may be improvements and other structures located below the static water level which are not visible from areas above the water level. Rules are subject to change at any time by the applicable government entities and/or homeowner's association. Some of the rules associated with the enjoyment of the lakes and green spaces surrounding the lakes are as follows:

- Follow all posted rules for any amenities in the community.
- In case of any emergency dial 911.
- All guests need to be accompanied by an Owner (member of the Association).
- The use and/or enjoyment of any community amenity is at the sole risk and liability of the user.
- There is absolutely no swimming and no fishing in the lakes.
- There are no boats or motorized vehicles permitted in the lakes.
- Pets must be kept on a leash.
- Pet owners are required to clean up after their pets.
- Children should be supervised by an adult at all times.
- There shall be no tampering with fountains, electrical facilities, wells, pumps or other improvements in and/or around the lakes and green spaces.

In the event that you have any questions or need additional information, please contact the Community Manager whose contact information is listed at the end of this Community Information form.

### **Recreation Center and Pool (“Aquatic Center”):**

The Aquatic Center located in Kings Mill is available for use by all members of the HOA. This facility contains a pool, restrooms and a playground. The pool rules and regulations are subject to change from time to time. Some of the rules associated with the pool are as follows  
Pool Rules and Regulations

- The pool is for the exclusive use of residents and their guests.
- All guests must be accompanied by a resident.
- Access to the pool area without a pool pass will be considered trespassing.
- All residents who wish to host any party or event at the pool which includes greater than 15 guests must submit a written request through the management company at least seven business days in advance. The Association reserves the right to deny such requests at its discretion.
- All residents are responsible for cleaning up after themselves and their guests.

- No glass containers or objects are allowed in the pool area.
- When not in use, the pool bathroom must be locked at all times to prevent unauthorized entry.
- Noise must be kept at a minimum so as not to disturb nearby residents. Music must be turned off by 8:00 PM.
- No pets or animals are allowed in the pool area. The only exception shall be a guide dog, signal dog, or other animal individually trained to provide assistance to an individual with a disability.
- All pool safety and miscellaneous equipment, including the life preserver and shepherds hook, shall only be used for their intended purposes in order to ensure availability in case of emergency.
- The Association assumes no liability for injuries arising from the results of pool and recreation center or facilities use.
- Non-swimmers and all children under 6 years old must be directly supervised by and within arm's reach of a responsible person 16 years old or older.
- All children below the age of 16 must be accompanied by an adult.
- No person within the pool complex shall behave in such a manner as to jeopardize the safety and health of himself/ herself or others. Such behavior, including abusive or profane language, shall be grounds for expulsion.
- Persons under the influence of drugs or alcohol will not be permitted in the pool complex or surrounding area.

## **Deed Restrictions**

- (a) Buyers of homes in Kings Mill are subject to the Declaration of Covenants, Conditions and Restrictions for Kings Mill recorded in the Office of the County Clerk of Montgomery County, Texas, under Clerk's File No. 2014007462 and any amendments or supplements thereto (collectively, the "Deed Restrictions") which are administered by the HOA. The HOA has the authority to levy assessments and fees against all lots within its jurisdiction. All exterior improvements and modifications thereto, including, without limitation, the exterior of the home, landscaping, swimming pools, fences, play structures, patio covers, decks, outbuildings, basketball goals, antennas, etc., require the written approval by the HOA's Architectural Review Committee (the "ARC") prior to installation and/or modification. The ARC does not issue verbal approvals. Any improvements or modifications made without prior written ARC approval are subject to being removed at the homeowner's expense. Prospective buyers and property Owners are advised to read and understand the requirements, terms, conditions, and restrictions of the Deed Restrictions, Architectural Guidelines and the rights of the Declarant (as such term is defined in the Deed Restrictions and herein called the "Declarant") prior to acquiring property within the Kings Mill community. Please see the **Association Information** packet for more information.

## **Landscaping and Irrigation**

The common area landscaping, monuments and community facilities are designed to create a certain appearance throughout the Kings Mill Community. The control of this appearance is also intended to extend to each lot and other areas within Kings Mill. As such, under the authority of the HOA and the Deed Restrictions, the ARC pursuant to the Deed Restrictions, has the authority to govern the materials, colors and locations of houses, fences and other improvements on each lot. The HOA has the authority to even prohibit the construction of certain improvements on each lot or plant species that may be installed in the yards of homes within Kings Mill. Homeowners are advised to read and understand the requirements of the Deed Restrictions (and any supplements or amendments thereto) as well as the most recent published Architectural Guidelines (and any amendments thereto) prior to commencing any improvement or re-modeling of existing improvements on a lot or installing or removing any landscaping on a lot. Some plant species or variations within a species will not be permitted, particularly in areas visible from public areas, streets and common areas. The use and installation of specific plant species (including size, location and quantity) may be mandated by the Architectural Guidelines for use on specific lots, especially in areas visible from streets or reserves. All lots in specific neighborhoods are required to have irrigation systems installed with the construction of each home for areas visible from streets or reserves. Each Owner is required to water their yards regularly and/ or keep irrigation systems in good working order. The Deed Restrictions grant the Board of the HOA certain easements and/or rights over the lots and the option, but not the obligation, to perform maintenance and to charge the Owner for the costs thereof.

### **HOA/ Declarant/Builder- Relationship**

The Declarant, Developer and/or HOA are the owners of certain property within Kings Mill and these parties may contract with various independent contractors for the installation of certain utilities, streets, roads, infrastructure, and/or amenities to benefit the community. The Declarant and/or Developer sells lots to independent homebuilders who are responsible for the sale and construction of new residences within the project on these specific lots. The Declarant, Developer and/or HOA are not a joint venture, partner, agent, or representative of (or with) any homebuilder and are not responsible for any claims related to the construction of homes or property purchased from a home builder. Buyers are solely responsible for the selection of their builder as well as the choice of the location of their lot and the type of home to be constructed by a builder. The HOA and the Declarant are also separate independent entities and neither is responsible for the actions, inaction, representations, warranties or decisions of the other or of any builder. The Declarant and/ or Developer has the right to approve and select builders and change builders from time to time at will and without notice.

### **Maintenance of Streets and Utilities**

The City of Conroe and/or one or more municipal utility districts (“MUD”) are responsible for the maintenance and/or construction of the water, sanitary sewer and drainage facilities (including drainage swales) and certain other improvements within their boundaries, except those facilities, if any, which are private and serve only an individual property. Governmental entities (such as Fort Bend County and/or the City of Conroe and/or the State of Texas) are responsible for public road system and/or adjacent highways as applicable.

## **Taxes and Assessments**

As an Owner of property within the Kings Mill community, each Owner shall be responsible for certain taxes, fees, levies, and assessments, including, without limitation, those levied by or through the HOA, and all applicable governmental entities, including school districts, City of Conroe, Montgomery County, emergency services districts, MUDs, etc. Prior to purchasing property, prospective purchasers are advised to undertake a full investigation and satisfy themselves as to the type and nature of all such taxes, fees, levies, and assessments that will result from owning property within the Kings Mill community.

## **Courtesy Notice - No Representations or Warranties**

**THIS INFORMATION IS BEING PROVIDED AS A COURTESY, UTILIZING UNVERIFIED INFORMATION FROM THIRD PARTIES. NO PERSON, PARTY OR ENTITY MAKES ANY WARRANTIES, EXPRESS OR IMPLIED, ABOUT THE EFFECT OF THE MATTERS SET FORTH HEREIN, IN GENERAL, OR SPECIFICALLY ON THE PROPERTY WITHIN KINGS MILL OR AREAS ADJACENT THERETO. THE HOA AND THE DECLARANT AND/OR ANY OTHER ENTITY EXPRESSLY DISCLAIM ANY AND ALL LIABILITY FOR ANY TYPE OF DAMAGES WHETHER DIRECT, INDIRECT OR CONSEQUENTIAL, BECAUSE OF THE MATTERS DISCLOSED OR PARTIALLY PROVIDED HEREIN. THERE HAVE BEEN NO REPRESENTATIONS OR WARRANTIES MADE BY ANY PARTY WITH RESPECT TO THE NATURE, ACCURACY, COMPLETENESS OR ADEQUACY OF THIS INFORMATION FOR ANY USE AND ALL INFORMATION SHOULD BE INDEPENDENTLY VERIFIED. THE PROVISIONS OF THE RESTRICTIONS AND COMMUNITY COVENANT (AS EACH MAY BE AMENDED) AND THE DECISIONS, POLICIES, ACTIONS (AS SUCH MAY BE MODIFIED) BY EACH ASSOCIATION'S BOARDS OF DIRECTORS AND EACH ASSOCIATION'S MANAGEMENT COMPANY WITH RESPECT TO MATTERS INVOLVING OF EACH RESPECTIVE ASSOCIATION SHALL SUPERCEDE ANY INFORMATION CONTAINED HEREIN CONCERNING SAID ASSOCIATION. BE ADVISED THAT ANY INFORMATION CONTAINED HEREIN MAY CHANGE OVER TIME WITHOUT NOTICE OR REVISION HEREOF.**

## **Kings Mill Management Contact Information**

Please contact the Community Manager in the event you have any questions or need any additional information and/ or clarification.

Community Manager: Ethel McCormick  
Management Company: Kingwood Association Management  
Address: 1075 Kingwood Dr. Suite 100, Kingwood, Texas 77339  
Contact number: 281-359-1102  
Fax: 281-359-8067  
Email: [info@KingwoodAssociationManagement.com](mailto:info@KingwoodAssociationManagement.com)

Additional information may also be found at [www.kingsmilltx.com](http://www.kingsmilltx.com)

**Welcome to Kings Mill.....**