

# **The Waters Guidelines**

(January 01, 2024)

Welcome to The Waters. I am Marshall Warren the Owner. I promise we will always make The Waters a great place to live. The Waters will be safe, clean and beautiful always. At The Waters you will be surrounded by people that will become your friends and good neighbors. Many of you will live in the community for years. You will be proud to call The Waters home. I ask that you please always treat The Waters like you own it. Thank you.

The Waters is a 55 and over community for Tiny Homes. The 55 and over age is governed by the Fair Housing Act. The act states that 80% of the homes must have one person over 55 years of age and that no person under 18 is allowed to live in the community. 20% of our homes may have adults under 55 with no children.

Below is a list of rules for our Homeowners. The rules are easy to follow. The rules are enforced for the betterment of the community. Our rules are simple. Here are three general rules. Comply with these three statements and you will never need to refer to the longer list of rules.

- Respect the rights of others.
- Keep your home and lot clean and in good repair.
- Pay on time.

## **Moving In**

### **Select your home**

- The Water's leases lots and maintains a community you will be proud of forever. We do not sell homes.
- The homes allowed here are new, modern, energy efficient, factory built homes made from a major manufacturer.
- This is not like TV shows where Tiny Homes are designed and built by individuals. This is a community where you purchase a certified well built home from a major manufacturer. A home that will last a lifetime and increase its value over the years.
- Your home must be approved by management. - Square footage may vary according to lot size.
- Homes are limited to 100 amps.

### **Select your lot**

Choose the lot that is right for you. Things to consider.

- All lots are at least 32 feet wide.
- The lots on the West side have mature trees at the back of the lot and that provides shade and that is nice on hot summer days.
- The lots around the lake are longer and can hold the larger homes, provide a lake view and

cost a little more.

- We have several corner lots that are quite large and provide extra space.

## **Deposits**

- No deposits required.
- We hope you will live here for decades. We see no reason to hold your money.

## **How to reserve a lot**

- Pick a lot and it becomes yours with no money down.
- A payment of \$400 on the lot starts at the beginning of the next month to hold your lot until your home arrives.
- Once your home arrives then the normal monthly rate will start at the beginning of the next month.

## **Preparing for the arrival of your home**

### **Utilities Electricity**

- Electricity is provided by Farmers Electric. They are a Co-op and they are the local provider for this area.
- Open an account at [farmerselectric.coop](http://farmerselectric.coop).
- Your account will be with Farmers Electric not The Water's.
- Farmers Electric will be responsible for your electricity up to the meter.
- On your lot there will be a preinstalled conduit from the meter to your home site.
- Your electrician will install the electric line from the meter to the home and hookup to your circuit breaker box inside your home.
- Farmers Electric will own everything up to the meter and you will own everything from there to your home just like any normal home in other neighborhoods.
- Farmers Electric will bill you each month.

### **Water**

- The water is provided by Copeville SUD. The local provider of water.
- You do not need to contact Copeville SUD. The Water's will bill for the water each month.
- There is a water meter on your lot. Have your plumber connect your home to the meter.
- The Water's owns the water lines and we are a certified Submeterer in Texas.
- We will fix any leaks up to the meter and you are responsible for all leaks after the meter.
- This helps you to save money. You only pay for the actual water you use each month. There is no meter service charge like there is in all other neighborhoods.
- Your water charge will show on your bill from The Water's each month and will be very

low in cost for most Homeowners. You only pay for what you use.

## **Internet**

- The Water's believes our Homeowners should decide what internet provider they prefer.
- The Water's does not sell internet or provide it, but we have great internet in our area.
- One internet provider in the area is Frontier with fiber optic. - Again, it is up to you to choose.

## **Mail**

- Every lot has a 911 address assigned to it. - We have cluster mail boxes close to your homes.
- Amazon, Federal Express and other delivery services deliver direct to your homes.
- We believe in mail privacy. At The Water's the mail is delivered directly to you.
- Upon move-in you will be given a key to your mailbox.

## **Sewer**

- The preinstalled sewer connections are installed on your lot and under your home ready for easy connection by your plumber.
- There are no sewer charges.
- Do Not throw items into the sewer system. Only normal human waste and water.
- Do Not pour grease into the sewer.
- No wipes or personal sanitary products are to be disposed of in the Sewer.
- Any clogged sewer repairs caused by the Homeowner will be charged back to the Homeowner.

## **Trash**

- The Water's is one of the only communities with individual trash carts for each home.
- There is no charge for this service.
- Pickup day is on Friday.
- On Fridays place the cart in your parking area for pickup. Do not place it on the grass.
- All items must be placed in the cart.
- No tires, No batteries, No paint, No chemicals or any item not allowed in a landfill.

## **Decks/Stairs**

- All homes must have permanent safe stairs for entry and exit.
- All building and additions must be approved by The Water's. Draw a simple design and the manager will sign the design as approval for the project.
- Temporary stairs are allowed only for the first 30 days from move in date.

## Skirting

- Skirting is required on all the homes.
- It must be professionally installed within 30 days of moving in.
- Material must match the home's exterior. Paint should coordinate with home.
- No lathing or see through skirting allowed.

## Security Gates

- Tiny homes are very popular and many people are interested in them and like to drive and look at them. We have security gates to limit people that don't live at The Waters from driving through.
  - Our gates are controlled by your phone. This allows you to open the gate from anywhere. This helps with opening the gate for visitors, workers, dog sitters or anyone you want to come to your home. - The app. to open the gate and training for opening the gate is available for you.
  - Also if you would like to use a manual clicker to open the gate, these are available for \$25 each.
- Anytime you feel you don't need the clicker anymore just return it for a full refund.

## Yard

- The planting of sod, plants and flowers is encouraged. All plantings, landscaping and their care upon installation become the responsibility of the Homeowner. All flower beds should be kept clean.
- The Waters does not provide plants, flowers, trees or grass sodding for a Homeowners lot.
- Mowing will be completed by The Waters. It is our job to keep the community properly manicured and mowed professionally.
- Every Wednesday the yard will be checked. Any rule violations will be reported to the Homeowner. Notify The Water's management of your planned corrections. Corrections not completed will be completed by The Water's and billed to the Homeowner. Please don't let this happen. If you need help let us know. We are in this together. Everyone wants a nice community.
- The planting of trees must be approved by the management.
- Only outside furniture and patio chairs are allowed in the yard.
- No outside storage allowed.
- Storage sheds must be approved by the management. Size will depend on the lot size and available space. No metal sheds are allowed. Please consult with the manager before purchasing a shed.

## **Pets**

Again all our rules are for the safety or the respecting of the rights of others including our pet cats and dogs.

- For safety there are no aggressive dogs or other dangerous pets allowed. Pitbulls, Pitbull mixes, Rottweilers, snakes, or any dangerous animal cannot live in the community.
- To protect people and other pets, no pets can be outside unless they are with the owner and on a leash.
- Pets must be with their owners at all times when outside. If the pet is tethered outside with the owner present, the tether length will be 15 feet or less so that the pet remains in the Homeowner's yard.
- We allow dog fences. The fences will be vinyl white and 3 feet high. They can be placed in your yard and extend from inside the front corner of your home and extend to within 3 feet of your neighbor's home. Then extend down and back in to a point inside the back corner of your home. Please come by the office for more help and manager approval. - No dog houses.
- When the animals are walked with the owner, the owner must carry a bag to pick up all droppings from the animal.
- All droppings must be picked up immediately. Droppings can cause disease, smell bad and cause a mess.
- The Water's will charge you if our maintenance is required to clean up for your pet.

## **When using the dog park**

- Owners must remain with your dog at all times.
- Water will be supplied for your thirsty, hard playing dog. Please bring a dog dish so your pet can have fresh water and not spread disease.
- Remove all droppings from the area when you leave.
- You are responsible for your pet at all times anywhere in the community.

If you and your pet use the dog park it is at your discretion. The dog park and The Water's are not responsible or liable for accidents/injury/veterinarian or hospital costs or any loss caused while visiting the dog park.

## **Payment**

- When you apply to live at The Water's an application will be sent to your email with an invitation to sign up for our Tenant Web Access. The Tenant Web Access (TWA) is an online account where you can view your billing and account balance for a lot or utilities or pay your account balance or schedule services if you need something done or view your history. It is easy to use and can be accessed on your computer or phone. You can set up auto payment if you desire. We can help you with the setup. The TWA is the easiest way to manage your account.

- Also you can pay anyway you desire- except cash. On the TWA you can pay with a credit card. Please be advised- TWA charges for this service so realize there is a cost. The Water's does not make any money from this service.

- Or you can pay by check. Send your Check to:

The Water's

P.O. Box 270959

Flower Mound, Texas 75027

- Payments are due on the 1st of each month.
- Late payment fee of \$25 if paid or postmarked after the 6th.
- The lot charge for your lot will be displayed on your TWA account.

## **Vehicles**

- 20' x 20' parking pads are provided for two vehicles only.
- Both vehicles must be street legal and in good driving condition.
- No mechanical work can be performed on any vehicle while in the community.
- Your vehicle cannot leak oil on the parking space.
- For everyone's safety the speed limit is 5 MPH.
- No loud vehicles - Golf carts and motorcycles do not count as vehicles
- No boats or trailers.
- No parking in the grass ever.

## **Antennas**

- Antennas must be attached to the home.
- No stand alone poles.
- Please have all antennas approved by management.

## **Children**

- We love children. When you live in the country and near a lake your kids and grandkids will love to visit you at The Water's. They are always welcome to visit.
- Please watch your visitors closely. Our lake has no lifeguard.
- No children under 18 are allowed to live in the community.
- If you have a child visiting more than a few days please notify the manager.

## **Our Lake**

- **DANGEROUS DEEP WATER. NO LIFEGUARD ON DUTY.**
- Please have fun walking around the lake.
- When fishing please catch then release all fish for another day.

- No swimming or boating.

## **UNLAWFUL ACTS**

- Our Homeowners are required to follow all local, State and U.S. law.
- Any illegal acts will be reported to the police.
- No fireworks. We love celebrating but the sparks can cause fires and the noise will disrupt the country's quietness.
- Gun Safety is very important. Never have a loaded gun outside your home or vehicle.

## **Noise**

- Respect the rights of others.
- We have no quiet hours. But there are definitely times when you should be quiet. In the summer when the sun is up, maybe it would be appropriate to be active later. In the Winter maybe not so late. Do your neighbor and fellow Homeowners work nights? Maybe you could adjust the noise to make their life better. Please use your common sense.

## **Rules that are not mentioned**

- Use Common Sense.
- The management of The Water's is not your referee.
- Have communication with your neighbors.
- The management of The Water's is not your Judge or mediator.
- The management of The Water's enforces the rules listed above to keep you safe and happy.