

THE PROPERTY OWNERS ASSOCIATION GOVERNING  
DEERWOOD LAKES AND DEERWOOD EAST SUBDIVISIONS  
MAINTENANCE FEE INFORMATION

- The current maintenance fees for Deerwood Lakes Association, Inc.(DWLA) are \$100 per year for the first lot and \$50 per year for each contiguous lot. (A contiguous lot is an adjoining lot that fronts on the same street as the first lot, Texas Property Code (TPC) Section 209.015 (a)(1)(A).
- Maintenance fees collected are used to pay the following, with the amounts and details found on the DWLA website:
  - County, State, and Federal Taxes
  - Insurance as required by Texas State Law
  - Utilities on common properties and amenities
  - Mowing of common properties
  - Pool Maintenance and Service
  - Office expenses for billing and ACC duties
  - Postage expenses for billing and ACC duties
  - Legal expenses as required
  - PLEASE NOTE THAT THERE ARE NO SALARIES, REIMBURSEMENTS, OR CONTRACT LABOR COSTS.
  - Road Repairs -
    - As money is available, after yearly operating expenses
    - First priority is road repair on roads where there are full-time residences
- Maintenance fee payments must be applied to accounts in the following order to be in compliance with TPC Section 209.0063 (a):
  - First - past due amounts
  - Second - current fees due
  - Third - attorney's fees or third party collection costs
  - Fourth - fines assessed by the association
  - Fifth - any other amount owed to the association.
- Maintenance fee statements are mailed on a yearly basis before March 31. It is the property owner's responsibility to provide a current address to DWLA. Please note: the maintenance fees are annual and are due whether or not a statement is received by the property owner.
- In accordance with TPC, all communications regarding maintenance fee MUST be in writing.TPC Section 209.005
- **Property owners are required by TPC Section 209.051 (f) to provide updated email addresses to DWLA.**
- Unpaid maintenance fees transfer to new property owners as they are attached to the property.

- Maintenance fees must be by check, money order, or cashier's check. CASH IS NOT ACCEPTED.
- Account information is considered confidential and only available to the current owner and/or legal representative (attorney, title company, power of attorney) by written request. Written requests can be by mail and/or email (poafees@deerwoodlakesassociation.org).
- Past Due Accounts
  - An account is considered past due if the yearly maintenance fees are not paid by December 31 of the year.
  - Past due accounts are subject to lien processes in accordance with TPC Section 209.0094.
  - Past due accounts are subject to loss of use of common properties and amenities in accordance with TPC Section 209.006.
  - Past due accounts are subject to the account being placed with a third-party collections agency and reported to the credit bureau in accordance with TPC Section 209.006.
  - Starting June 1, 2017, late fees will be assessed on all past due accounts (accounts not paid by December 31 of the year at the rate of \$50 per lot. These late charges are on file with Waller County.
- Payment Plans
  - In compliance with TPC Section 209.0062, DWLA offers a payment plan under certain circumstances to property owners who have past due accounts.
  - The payment plan, which has been filed with Waller County, provides for the property owner's past due account balance plus an administrative fee of \$50 to be split into twelve (12) payments, due before the 20th of each month.
  - A payment not received by Deerwood Lakes Association, Inc, by the 20th of the month makes this alternative plan null and void in accordance with Texas State Property Code 209.0062, and the account will be forwarded to an attorney and/or collections firm for legal action.
  - A payment returned for insufficient funds makes this alternative plan null and void in accordance with Texas State Property Code 209.0062, and the account will be forwarded to an attorney and/or collections firm for legal action.
  - Only one payment plan will be offered to any property owner for the payment of past due maintenance fees.
  - Property owners who have defaulted on a payment plan will not have an additional payment plan available. TPC Section 209.0062 (c).