



ANNISTON COMMUNITY ASSOCIATION
RESIDENT GUIDE

In this guide you will find information regarding maintenance, association responsibilities, unit owner responsibilities, important phone numbers and answers to frequently asked questions.

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Welcome Home

Dear Anniston Neighbor,

Congratulations on the purchase of your new home!

On behalf of the Anniston Community Association Board of Directors, KRJ Management, and your neighbors, we welcome you and hope you enjoy your home and community. Anniston is truly a magnificent place to call home.

KRJ Management, Inc. (KRJ) proudly serves as the managing agent and partner for Anniston Community Association, KRJ is a local, boutique firm, serving Houston property owner associations since 1979. We have one business, Community Association Management. We have one purpose, serving homeowners in an extraordinary way.

Eddie Padilla, Community Manager, is responsible for the day-to-day management of the Association's affairs. Eddie is supported by a team of Associate Managers, led by Jazzmun Price. Cathy Jensen, Director, Russell Murphy, Director, and JC Jimeno, Controller round out the HOA team caring for Anniston Community.

For all HOA inquiries, please contact us at smile@krjcares.com, call 713.600.4000, or use the KRJ Connect Homeowner Portal. All inquiries—including those related to annual homeowner's dues assessments, service requests, and architectural change requests—are tracked and managed through our HOA management software, Vantaca.

We are confident that you will come to love this neighborhood as much as we do. Anniston is a wonderful place to live, and we encourage you to participate in our activities and events.

Sincerely,



Kelly Hawkins
President and CEO KRJ Management, Inc.

Anniston Community Association

The Anniston Community Association is a non-profit corporation chartered under the laws of the State of Texas. Membership is mandatory, and each owner automatically becomes an Association member upon acquiring a home in the Anniston Community. The Association is governed by the Texas Residential Property Code Chapter 209, the Declaration of Covenants, Conditions and Restrictions and operates according to the By-Laws of the Association.

One of the major responsibilities of the Association is to protect the homeowner's investment and enhance the value of their property. The Association provides for the maintenance and the operation of the common areas such as landscaped and recreation areas, owners and occupants are responsible for improvements and replacements to their respective lots (as stated in Article 10, Section 10.19)

The Association is also responsible for enforcing the protective covenants and may do anything lawful to protect, beautify or benefit the property under its jurisdiction, such as, care for vacant and unkempt lots, pay for the cost of maintaining the common areas, operation of streetlights, lighting at entries, administrative expenses, etc.

Annual Maintenance Assessment

The Association collects an annual assessment from the owners of each lot. This assessment is due on January 1. Any assessment not paid within thirty-one days after the due date shall bear interest from the due date until paid. Assessments, late charges, costs, and reasonable attorney's fees shall be a charge on the land and shall be a continuing lien upon the property. The Association may bring an action at law against the owners personally obligated to pay the same or foreclose the lien against the property. **The 2024 Annual Assessment Fee is \$2,200.00.**

Board of Directors

The affairs of the Association are managed by a board of three (3) directors. The original Board of Directors is appointed by the developer and the developer may retain control and authority to appoint all members of the Board until Seventy-Five Percent (75%) of the maximum number of homes are built and sold, or a document releasing control is recorded by the developer in the Real Property Records of Galveston County prior to that time.

The Board of Directors is required to determine the policies of the Association. The Board of Directors oversee the daily functions and financial responsibilities of the Association. Each Director must use their best discretion, care, and diligence in the performance of their duties. The Directors do not receive any compensation for their services.

The Board is also responsible for maintaining members' compliance with the established covenants and bylaws of the Association. Please take the time to read the Bylaws and Covenants documents you received during the home purchase process. These documents are available on KRJ Connect Homeowner Portal or by contacting KRJ Management, Inc.



Anniston Community Association

Architectural Control

Architectural Control is governed by the Anniston Residential Architectural Review Authority, “ARA”. The ARA is organized to provide and maintain uniformity and harmony in the construction of improvements to the homes in Anniston and maintain the quality and integrity of Anniston.

The Residential ARA’s function is to evaluate the plans for all exterior landscaping, repairs, and remodeling (painting, decks, fences, trees and bushes, replacement roofs) to ensure compliance with all Covenants and Bylaws. All changes to your property's exterior must be submitted to the ARA Committee for review and approval before any work is performed.

Use Restrictions

The Association’s Declaration provides several restrictions prohibiting activities that tend to decrease property values. Some of these restrictions include:

- Each Lot shall be used only for single-family residence purposes.
- Lots shall not be used for storage of materials and/or equipment other than normal residential requirements or for construction of improvements as permitted by Deed Restrictions.
- No boats, trailers, ATV’s, motor homes or commercial vehicles may be kept or stored in public view.
- The Owner is responsible for the maintenance of the back yard.

There are many other use restrictions established for your Association. Article 10 of the Declaration of Covenants, Conditions and Restrictions enumerates them for you.

Please do not hesitate to contact KRJ Management, Inc. if you have a question or concern related to your Association. Association, please contact KRJ Management, Inc. on 713.600.4000 or smile@krjcares.com, weekdays between 9:00 a.m. and 5:00 p.m.



General Community Information

Community Association Management

KRJ Association Management, Inc.
1800 Augusta Drive, Suite 400
Houston, TX 77057



Website and Portal Connection: <http://www.krjcares.com>

KRJ Homeowner Care

All Homeowner HOA Inquires must be directed to smile@krjcares.com or 713-600-4000 weekdays between 9:00 a.m. and 5:00 p.m.

- Account questions
- Violations of the Restrictions
- Architectural Review Applications
- Questions or suggestions regarding forming or joining a committee
- Any other questions regarding your house or community

Anniston Community Team

- Eddie Padilla, Community Manager, CMCA smile@krjcares.com
- Russell Murphy, Director, CMCA russellm@krjcares.com
- Kelly Hawkins, President & CEO kelly@krjcares.com

Community Amenities

- Parks – currently being in development.
- Playgrounds – currently in development.
- Walking Trails.
- Lakes – for recreation in the future.

Parking

Cars must be parked in the garage. If the passenger vehicle or light truck must be parked in the driveway, it cannot be there more than forty-eight (48) hours. Parking is prohibited on the street overnight.



General Community Information

Leasing/Tenants

Please review the tenant regulations below:

- A property must be leased “in its entirety”, meaning the owner, nor the renter, can allow leasing / renting portions of the house.
- All leases must include landscaping maintenance. Evidence of the landscaper must be provided to our managing agent, KRJ Management, Inc.
- All leases must be for terms of at least six (6) months.
- For full leasing details, please refer to the Declarations of Covenants, Conditions & Restrictions, Article 10, Section 10.30

Satellite Dishes

Dishes may not be visible from the ground. The location must be approved by the ARA. Preferable mounting locations are on the back of the home, below the roof peak, so as to not be readily visible from the street. Please refer to “Antenna” guidelines (in the table of contents under “Antennas”) for details.



Community Directory

Electric Service

A listing of Katy area electric providers can be found on the website below.

- www.powertochoose.org

Natural Gas

CenterPoint Energy

- 800-427-7142
- <https://www.centerpointenergy.com>

Internet Service/TV

FisionX

- 833-354-2289
- <https://gethotwired.com>

Library

Katy Branch Library

- 281-391-3509
- 5414 Franz Road
Katy, TX 77493

Post Office / Community Postal Boxes

Katy U.S. Post Office

- 281-554-9219
- 5701 4th ST
Katy, TX 77493

Mailbox keys are obtained from the Post Office with proof of residency, i.e., utility bill, closing documents required. If the key or mailbox become damaged in the future, please contact the post office above to request a replacement key or repairs to the mailbox.

Waste/Recycling Collection Information

Best Trash

- 281-313-2378
- customerservice@besttrashtexas.com

All trash, yard waste and recycling must be kept inside garages, or out of sight on days when trash is not picked up. Please place trash out early and return trash and recycle cans out of sight the evening of trash day. Trash collection is on Mondays and Thursdays. Recycling is on Mondays. Please contact Best Trash for delivery of your 65-gallon garbage and recycling containers.

Water/MUD

MUD 539

- 281-350-0895
- www.tng-utility.com



Community Directory

Local Schools

Katy ISD

- 281-396-6000
- 6301 South Stadium Lane
Katy, TX 77494

McElwain Elementary

- 281-234-480
- 6631 Greenwood Orchard Dr.
Katy, TX 77493

Nelson Junior High

- 281-234-6400
- 25747 Longenbaugh Rd
Katy, TX 77493

Freeman High School

- 281-234-6600
- 7800 Katy Hockley Rd
Katy, TX 77493

Fire and Police

Police Agencies – Non-Emergency Situations

Harris County Sheriff's Office

- Dispatch at 713-221-6000

Harris County Constable Precinct 5

- 281-463-6666
- Constablepct5.com

For all Emergencies (Active Criminal Act, Fire, Medical Assistance) Call 911

Fire Department – Non-Emergency

Katy Fire Station 6

- 936-372-8084
- 25243 Stockdick School Rd
Katy, TX 77493
- <https://www.whesd200.org>



Frequently Asked Questions

1. What are the functions and responsibilities of the Association?

The Community Association was formed to protect the investment owners make to live in Anniston and to keep property values high by ensuring rules are followed, as well as amenities, lakes, landscape, and entrances continue to enhance the value of those living in Anniston. Anniston Community Association is a Corporation in the State of Texas and must follow the laws required for Non-Profit Associations. There are laws that govern how a Single-Family Homeowner Association must operate. The Board of Directors “the Board” oversees the running of the Association. The Association is also governed by the documents on file in the County Records: Certificate of Formation, Declarations of Covenants, Conditions and Restrictions (DCCRS) and the By-Laws. There are also Resolutions and Policies on file as well to enable the Board and owners to understand the expectations of the Association.

2. What role does the Association’s Board of Directors serve?

The Board of Directors are the decision makers and are responsible for ensuring the Community is managed properly. During the development period for Anniston, the Developer holds seats on the Board. Ultimately, the owners in Anniston will vote for the Board Members. The first role of the Board is to secure funds, hire required consultants and businesses to manage the daily affairs of the Association. Anniston has hired a landscape company, management company, and will ultimately hire a pool company and any other services that may be needed to maintain the community and/or consult the Board when needed.

3. What role does the management company serve?

The management company has the largest role in overseeing the daily operations of the Association. The Management Company is comprised of employees who oversee every aspect of the Association’s corporate needs. This includes all accounting functions for the Association, interacting with contractors and consultants as needed, driving through the community to check status of all amenities and grounds as well as homes to ensure proper maintenance and adherence to the governing documents. The Management company interacts with homeowners who call, email, mail or visit our office for their specific question or needs. They are the consultant and liaison to the Board.

4. What are the planned amenities?

Anniston is in the early phases of the amenities and each one will bring value to our owners. Plans are in place for a playground, walking trails, lakes, and green space for our owners to enjoy. Future plans include a pool and recreation area, as well as lakes with access by non-motorized boats (paddle boats, kayaks, canoes).

5. What are Declarations of Covenants, Conditions, and Restrictions?

The Declarations of Covenants, Conditions and Restrictions, often called “DCCRS”, is a document recorded in the County Records. You should have gotten a set of them from the builder or at closing. The DCCRSs are legally binding documents and should be adhered to by all owners, residents, tenants, and guests.



Frequently Asked Questions

The DCCRSs are important written rules for all owners and residents within the Anniston community to follow. They establish the rules of what can, and what cannot be done on a property and that before there is a change, an Architectural Review form must be submitted for approval to ensure the integrity and harmony expected at Anniston is not breached.

They also protect owners by stipulating rules for how the Association can be run by the Board, along with the other governing documents and laws. The following questions are a compilation of questions our Management Company has fielded in the past several years. The answers to these questions are referenced in your DCCRSs and for a full description, please refer to the DCCRSs.

6. Can I operate a business from my home?

Reference DCCRS Article 10, Section 10.02

An owner may conduct business activities that are “incidental to residential use”. This means you may work out of your home if there is no visible activity or nuisance to your neighbors or neighborhood. The DCCRSs stipulate the following:

- A) No professional, business or commercial activity shall be conducted on any Lot if it does not comply with the applicable zoning ordinances.
- B) The activity must be conducted without the employment of persons not residing in the home.
- C) The business activity does not involve customers, contractors, clients, or the public visiting the residence to conduct activities related to the business.
- D) The existence or operation of the business activity is not apparent or detectable by sight (including, but not limited to, signs advertising the business), sound, or smell from outside the residence and does not involve door-to-door solicitation within the property.

7. How many Pets can I have? Can I raise chickens?

Reference DCCRS Article 10, Section 10.14

- A) No animals, or livestock of any kind shall be raised, bred or kept on any Lot, except dogs, cats, or other commonly considered household pets (not to exceed three of each category) provided they are not kept, bred or maintained for commercial purposes.
- B) No animals or fowls may be kept on the Property which results in an annoyance or are obnoxious to residents in the vicinity.
- C) No animals may be allowed to run at large and must be controlled on a leash if they are not on a Lot.
- D) The Board of Directors may restrict pets to certain areas on the Property and ask for the removal of the pet from the Property if the pet becomes a source of unreasonable annoyance to others.



Frequently Asked Questions

8. Am I responsible for mowing my yard?

Reference Article 1, Section 1.14

Your annual assessment includes front yard maintenance by the Association. The Association will mow, weed, and edge the front yard. Bed maintenance will be performed monthly and includes pulling of weeds taller than 2", trim shrubs when needed, and maintenance of the bed edge. Fertilization and weed control are included in the front yard maintenance. An application of fine shredded mulch will be applied to beds and tree saucers annually.

Each Owner is responsible for the following landscape maintenance:

- Maintenance and upkeep of the backyard.
- Seasonal color for the front yard.
- Planting or replacement of shrubbery, grass, trees, or other landscaping in the front yard.
- Maintenance and repair of the irrigation system in the front yard and backyard.
- Owners have the obligation to replace dead or diseased trees, landscaping, grass, or vegetation.

Owners must have ARA approval to enhance the landscaping, grass, and vegetation of the yard. Below you will find more information about the Front Yard Maintenance program.

9. Are commercial vehicles allowed in the community? Can I park in the street? I have an RV; can I keep it at my house?

Reference DCCRs Article 10, Section 10.20

The DCCRs prohibit one (1) ton and larger/heavier trucks. RV's, campers, boats, etc. cannot be stored on the property unless it fits in the garage.

A) A passenger vehicle or light truck is allowed to be parked in your driveway for no more than forty-eight (48) consecutive hours.

B) Vehicles parked in the driveway cannot partially or fully block a sidewalk.

C) Vehicles cannot park on the street overnight.

Please read this full section for your specific question or situation or contact KRJ Management, Inc. at 713-600-4000 or smile@krjcares.com weekdays between 9:00 a.m. and 5:00 p.m. for assistance.

10. Am I allowed to Lease/Rent my home to others?

Reference DCCRS Article 10, Section 10.30

Yes, you can lease your home. The lease term can be **NO LESS** than six (6) months and must include full-service landscape maintenance as part of the base rent. The landscape maintenance shall include Landscape not serviced by the Association in the front yard. Additionally, the backyards must be maintained weekly, and service must include weed control, tree and shrub trimming, and any other service required to keep the backyard neat and orderly. All leases shall be in writing and provided to the Association along with the name and contact information of the renter and the Owner. The Owner must provide to its lessee copies of the Restrictions.



Notice of any lease, along with additional information required by the Association, must be remitted by the Owner on or before the expiration of ten (10) days after the lease's effective date. The owner is responsible and liable for the actions of their tenants, including common area damage, violations fees.

11. What do I need to do before making an improvement to my house and/or property?

Reference DCCRs Article 7 Section 02(e) Failure to Act

Before making any alterations, additions, or improvements to the exterior of your house or yard/shrubs on your property, please contact KRJ Management or download an Architectural Review application from the portal to submit for review by the Architectural Review Authority (ARA). Per article 7, Section 02(e), the ARA Committee has sixty (60) days to review the application and provide a decision. If the ARA does not respond within the allowed sixty (60) days, rejection of the submission shall be presumed.

The Association charges an ARA Application Fee: Standard process time (up to 60-days) \$75.00 / Expedited 7-business day response, \$125.00. Payments are made payable to Anniston Community Association or through the portal.

A) Can I add a Storage Shed (Outbuilding) to my property?

Reference DCCRSs Article 10, Section 10.11 and Article 7, Section 7.01/Residential Improvement Guidelines, Section E11

Outbuildings, defined as structures not connected to the residence on a lot including but not limited to storage buildings or sheds, or similar structures, whether temporary or permanent, are limited to only one (1) per lot. Outbuildings shall not exceed one hundred (100) square feet and eight (8) feet in height measured from grade. No metal or vinyl buildings, only the standard, type, quality and color of the materials used in the construction of the outbuilding shall be harmonious with those of the main residence and may not be visible from any public area. Exact specifications can be found in the **Residential Improvement Guidelines for Homeowners (September 9, 2024) Section E11**.

B) Can I add a Play Structure to my property?

Reference ADCCRSs Article 10, Section 10.12 and Article 7, Section 7.01/ Residential Improvement Guidelines, Section E18

One (1) free-standing play structure is permitted on a Lot with the **PRIOR** written approval of the ARA; provided that, in no event shall a permitted play structure exceed ten (10) feet in height, measured from the ground to the highest point of the play structure, and in no event shall a platform of a play structure extend above the ground by more than five (5) feet. The canopy of a play structure, if any, shall be a solid color approved in writing by the ARA; a multi-colored canopy is not permitted. A play structure on a Lot must be located within the rear yard of the Lot and in accordance with the applicable side and rear building setbacks. The ARA shall have the authority to require a play structure on a Lot adjacent to a Common Area to be located farther from the rear or side property line than the applicable building setbacks to minimize the visibility of the play structure. A play structure on a corner lot shall not be located nearer to the side property line adjacent to the side street than twenty (20) feet. A free-standing play structure shall not be deemed to be an outbuilding for purposes of Section 10.11, above. Exact specifications can be found in the **Residential Improvement Guidelines for Homeowners (September 9, 2024) Section E18**.



Frequently Asked Questions

C) Are Basketball Goals allowed at my property?

Reference Article 10, Section 10.13/ Residential Improvement Guidelines, Section E17

YES, after the ARA has reviewed and approved the installation of a basketball goal. One (1) Basketball goal with pole per lot. ALL basketball goals must be approved by the ARA prior to installation. SEE Article 10.13 for exact specifications or **Residential Improvement Guidelines for Homeowners (September 9, 2024) Section E17**. Portable basketball goals are allowed but must not be stored in public view. Basketball goals are not allowed to be used in the streets or common areas. ALL goals must be kept in good condition.

D) Can I build a Swimming Pool or Other Water Feature?

Reference Article 10, Section 10.25

Swimming pool, outdoor hot tub, reflecting pond, sauna, whirlpool, lap pool and other water features must have **prior written approval of the ARA**. Permanent, above-ground swimming pools are not permitted.

12. What can the Association do to correct a violation of a Deed Restriction?

Enforcement remedies are granted to the Association by governing legal documents and each Board of Directors adopts an enforcement policy containing a specific course of action. Violations are cited by the management company during a drive-through inspection of the community. Letters are sent out informing residents of violations and asking for their cooperation in correcting the problems. If a violation is not corrected within the time frame specified, the Association may take the appropriate corrective action to remedy violation and charge the property owner with the costs incurred (if governing documents allow this) or the Association may hire an attorney and file suit against the property owner. The Board of Directors has the responsibility and the duty to enforce the deed restrictions. Enforcement of rules and regulations is not optional.

13. What are the Annual Assessments used for?

A budget is developed by your Board of Directors based on operating history and an evaluation of the needs of the community. Assessments may be spent on various services, which may include the landscape contract, utilities, insurance, and maintaining the recreational facilities as well as the accounting and administration of the Association. The Association must also build reserves to maintain our facilities and to be prepared for natural disasters which may damage the facilities.

14. What happens if a homeowner does not pay the Assessment?

The assessment is secured by a lien on each lot and/or home, and which grants the Association the ability to take legal action up to and including a foreclosure. The Association has a collection policy, which is filed in the County records, and is followed when necessary. Installment Plans are available if needed. If you have a question regarding your bill or about setting up an Installment Plan, please contact KRJ Management, Inc. at 713-600-4000 or smile@krjcares.com weekdays between 9:00a.m. and 5:00 p.m.



Frequently Asked Questions

15. What is the Anniston Community Foundation Fee used for?

The Anniston Community Foundation, “Foundation”, is a nonprofit corporation funded by collecting a percentage of the sale of each house in perpetuity. The Foundation funds are used for the support and betterment of the Samara Community and the greater surrounding area of the community. Such areas include schools, police stations, fire stations, food banks, and other public services and private organizations. This is a separate corporation from the Association and is operated independently with a separate Board of Directors.

Any inquiries about the Foundation may be sent to smile@krjcares.com.

16. What can I do to help my Association?

Follow “Best Homeowner Association Practices:

- Paying your HOA Assessment on time.
- Know and abide by all Association Rules and Regulations.
- Actively participate in Association activities.
- Attend the Board and Membership meetings to stay informed.
- Be a good neighbor – get to know your neighbors.
- Consider serving on the board of directors, join a committee, and lend your talents where they can be most useful.

For more information about joining the board of directors or a committee, please contact KRJ Management, Inc. at 713-600-4000 or smile@krjcares.com weekdays between 9 a.m. and 5 p.m.



FRONT YARD MAINTENANCE PROGRAM

WELCOME TO THE ANNISTON COMMUNITY! WE ARE HAPPY YOU CHOSE TO MOVE INTO THIS BEAUTIFUL COMMUNITY AND WANT YOU TO HAVE A GREAT EXPERIENCE WITH THE FRONT YARD MAINTENANCE PROGRAM! WE ASK THAT YOU TAKE THE TIME TO READ THIS IMPORTANT INFORMATION AND BECOME FAMILIAR WITH THE PROGRAM AS IT IS UNIQUE TO THE ANNISTON COMMUNITY.

IF YOU HAVE ANY QUESTIONS OR NEED ASSISTANCE, PLEASE CONTACT OUR MANAGEMENT COMPANY, KRJ MANAGEMENT AT SMILE@KRJCARES.COM OR (713) 600-4000.

General Information

The Anniston CA provides front yard lawn care for all homes in the community, which is part of your annual assessment. This service is authorized per Article I, Section 1.14 of the Declaration of Covenants, Conditions and Restrictions (the "Restrictions").

The Front Yard Maintenance program provides significant benefits to each property owner and our community. These benefits include uniformity of maintenance, both in style and appearance as well as the schedule by which all residential properties are maintained on the same day, increased street appeal, and convenience to the property owner.

The Front Yard Maintenance program will be administered by the CA, through our Managing Agent, KRJ Management. The front yard maintenance services will be provided by Westco Grounds Maintenance, LLC, a full-service landscape management firm.

Front Yard Maintenance Program Summary

- Mowing, edging, line trimming of the lawn area will be completed 42 times per year (weather permitting). Schedule information is posted on the Resident Portal or by contacting KRJ at the above email address or phone number. You can access the portal via www.krjcares.com. Rear yard maintenance service is not provided and will remain the responsibility of the Owner. Owners will be required to either self-perform or hire an appropriate contractor to complete any additional work or services that are not included in this program.
- Three (3) lawn weed control trips a year and three (3) lawn fertilization applications a year. The CA may modify the number of trips and/or applications as it deems appropriate.
- Front yard landscape shall include monthly trimming of plants and shrubbery (excluding trees) originally installed or installed after architectural approval, monthly bed area weeding, and one fine shredded mulch application per year. Black mulch, while attractive, is not an appropriate long-term material and can cause problems to Owner's landscape plants and concrete areas as it is made of several wood by-products and dyed.
- Any landscape, irrigation and lawn materials that require replacement will be the responsibility of the Owner after architectural approval.



- The CA has been granted an easement across all lots under the Restrictions to perform Front Yard Maintenance (as defined in the Restrictions).
- CA Front Yard Maintenance will generally take place Monday - Friday from 7:30 a.m. to 7:30 p.m. (weather permitting). Saturday is a back-up day for inclement weather and schedule adjustments. While these days are the planned days, if weather is a problem, alternate maintenance days may be necessary.
- As noted above, the annual assessments include Front Yard Maintenance. Owners will not be billed additionally for this service.

Owner Responsibilities

Please read the information below to understand the Owner requirements to keep this program successful and cost effective for all residents:

- Please keep the front yard clear of all vehicles, toys, and water hoses, pets, and all other objects. The Owner will be responsible for any damage to items left in the front yard.
- Please monitor and set your irrigation system so that all areas are not too wet or too dry. The Front Yard Maintenance program does not include maintenance or repairs or adjustments to irrigation systems on individual lots. A correctly installed sprinkler head cannot be damaged by lawn maintenance equipment as they are completely below grade and 4" from any edge. In the event damage to a sprinkler head occurs it is the responsibility of the homeowner to repair.
- Please do not water 24 hours prior to the landscape maintenance day to minimize yard damage. Yard equipment rutting can occur from overwatering. Any such damage shall be the responsibility of the Owner.
- Please provide unfettered access to all front landscape maintenance areas.
- The Front Yard Maintenance program does not include seasonal flower installation or replacements. The Owner shall be responsible for all seasonal flower installation and/or replacements after the Owner has received prior approval from the Architectural Review Authority.
- Report any problems immediately to KRJ Management at the contact information above.
- The Front Yard Maintenance Program does not include tree replacement. The Owner shall be responsible for all tree replacement.
- Backyard service is not provided and will remain the responsibility of the Owner.
- Watering Tips
 - o Water in the early morning
 - o Avoid watering in the heat of the day (11am to 5pm).



- o The best time to water is between 3:00 a.m. to 8:00 am
- o How long to water:
 - Normally, turf and landscapes in this area do fine with 1-1½ inches per seven-day week when daytime temperatures are in the 70s and 80s.
 - As daytime highs hit 88-92 degrees, you can increase that to 1-1½ inches every four to five days.
 - When temperatures exceed 93 degrees consistently (normally between July-August), 1-1½ inches every two to three days.
 - Every irrigation system is different. In general, you can achieve 1-1½ inches of water by running sprays zones for 5-10 minutes and rotors zones for 20-30 minutes.
- Turf Weed Control Program
 - o The CA provides a basic weed control program. Due to the construction and the age of the lawns, it will take several seasons to get the weeds under control.

NOTE: Please keep all vehicles, toys, and water hoses, pets and all other objects away from Front Yard landscape maintenance

In the event of Front Yard Maintenance Issues:

- Resident shall complete a work order request by Logging into the Homeowner Portal at krjcares.com an completing the online request.
- KRJ Management will review the information to ensure sufficient information has been provided and determines if a request needs to be sent to Westco for further investigation. If no investigation is required, the Management company will reply directly to the homeowner.

Courtesy Notice

THE ABOVE INFORMATION IS PROVIDED AS A COURTESY AND MAY NOT CONTAIN ALL INFORMATION OR INCOMPLETE INFORMATION ABOUT THE FRONT YARD MAINTENANCE PROGRAM. THE PROVISIONS OF THE RESTRICTIONS (AS THEY MAY BE AMENDED) AND THE DECISIONS, POLICIES, ACTIONS (AS SUCH MAY BE MODIFIED) BY THE CA BOARD OF DIRECTORS AND THE CA MANAGEMENT COMPANY SHALL SUPERCEDE ANY INFORMATION CONTAINED HEREIN. INFORMATION IS SUBJECT TO CHANGE WITHOUT NOTICE OR REVISION HEREOF.

For more information about the Front Yard Maintenance program, please contact KRJ Management at smile@krjcares.com or (713) 600-4000.

Welcome to Anniston!





Residents of Harris County MUD 539-ANNISTON
BEST TRASH is your trash and recycling collection provider.
Trash collection days are every Monday and Thursday.
Recycle collection day every Monday.

Garbage collection: in 65-gallon BEST TRASH provided trash carts (black container with red lid) Recycle collection: in 65-gallon BEST TRASH provided recycle carts (green container)
Please have trash and recyclables out to the curb by 7:00 a.m.

TRASH: On each regularly scheduled collection day, Best Trash will collect residential refuse located at the curbside in the Best Trash provided trash cart. Residents are restricted to one Best Trash cart for refuse and are encouraged to confine refuse to the cart, however additional refuse may be placed in containers between 30-50 gallons or bags not weighing over 40 pounds, placed next to the Best Trash provided trash cart. Any trash and cart must be placed at the street by the curb by 7am on the day of collection.

EXCLUDED ITEMS: dirt, sod, mulch, rocks, bricks, tile, concrete, tires, batteries, motor oil, cooking oil, sheetrock, insulation, construction debris, waste generated by a private contractor, or any materials or items deemed hazardous materials. **Please do not dispose of gasoline, motor oil, paints, cooking oil, or any other liquid items in a container that are not visible to Best Trash personnel.** If such items result in spillage that causes a stain, Best Trash is not responsible for the cleanup. Best Trash will leave a tag explaining the reason for any non-collected item(s).

HEAVY TRASH: Offered every collection day. Trees, shrubs, brush trimmings and fencing must be no larger than 4" inches in diameter, no more than 4' feet long, tied in bundles not exceeding 40 pounds. Tied bundles are required to allow quick pick up and size limitations are required to avoid damaging the equipment in the compacting process. Items such as appliances, furniture, and mattresses will be collected on both service days, the limit is 2 large items per collection day. Carpet (**up to 1 room of carpet, cut less than 4 feet wide, tied in bundles not exceeding 40 pounds**), will be picked up on **both garbage collection days**. By Federal Law, refrigerators, freezers, and any other items containing Freon must be drained of Freon and have an accompanying bill to validate such service was performed. Please note that in the event of a natural disaster, these guidelines are subject to suspension until all debris has been removed.

SPECIAL COLLECTION SERVICE: For more than normal amounts of residential refuse, yard trimmings or bulk items, Best Trash does have the ability to provide a special collection service. For pricing information, please email your district name, address, and several pictures of your items to customerservice@besttrashtexas.com.

RECYCLEABLE ITEMS: PAPER (including cardboard), PLASTICS (1-5,7), ALUMINUM and TIN cans and GLASS (all colors)
Best Trash takes great pride in our recycle program. Ensuring the best recycle program for our customers takes time and effort on both sides. Please remove caps, liquids and food products from inside the containers. Please only use the provided recycle cart for recyclable materials. The green recycle cart is **NOT** an extra trash container and will **NOT** be emptied as such. If items exceed container capacity, please place them adjacent to the cart well marked as recyclable materials. Cardboard is recyclable, please break down all boxes flat, and place them next to the recycle container for collection.

CART CARE & MAINTENANCE: Best Trash will provide each current residence with ONE 65-gallon trash cart and ONE 65-gallon recycling cart. Best Trash will replace any containers that are defective or otherwise become unusable due to normal wear and tear. Lost or stolen containers can be replaced for a fee by calling Best Trash or emailing customerservice@besttrashtexas.com.

HOLIDAY SCHEDULE: If your regular trash or recycle collection day falls on a holiday (New Years Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, or Christmas Day) the collection will be made on the next regularly scheduled collection day.

PHONE: 281 313-2378 www.best-trash.com customerservice@besttrashtexas.com

EXTRAORDINARY HOMEOWNER CARE

At KRJ, we are ordinary women and men, serving in an extraordinary way since 1979. We are here when you need us, 24/7, 365 days a year.

Every phone call, day, night, weekend is answered by a live, local professional.

Our professional team is available to assist you with routine HOA inquiries, including account information, and common area maintenance, portal access, architectural control, report a common area issue Monday to Friday, 8:00 a.m. to 5:00 p.m.

Three Easy Ways to Connect!



KRJ CONNECT™
Homeowner Portal



For Non-Urgent matters EMAIL:
smile@krjcares.com



For Urgent matters CALL:
713.600.4000

Issues submitted via email will be responded to within eight business hours. We look forward to assisting you.

Experience A Better HOA. Experience KRJ.



love
can change
everything

After-Hours
Support is available
Emergency (only)
HOA matters.

What is an Emergency?

- Broken water line
- Downed tree
- Malfunctioning Access Gate
- Sewer back-up

What is a Non- Emergency?

- Access Remotes
- HOA Account questions
- Architectural requests
- Noisy Neighbors
- Portal Access
- Rules violations

1800 Augusta Drive
Suite 200
Houston, TX 77057

EXTRAORDINARY CONNECTIVITY

KRJCONNECT™

KRJCONNECT™ provides enhanced services and functionality to you, our treasured clients, by allowing online access to important items that are directly connected to our accounting and management software.

Access your community's HOA documents 24/7, 365 days a year including governing documents, board meeting minutes, architectural guidelines, and forms. Boards have access to board packets, contracts, reports, etc.

View account balances in real time, and pay online by e-check, credit card, or debit card.

Submit and monitor maintenance and architectural requests. Board or ACC Committee members can approve requests online!

- **24/7/365 Access**
- **HOMEOWNER PORTAL**
 - Review HOA Account
 - Pay Online
 - Submit and Monitor Maintenance Requests
 - Documents Library
 - Submit Architectural Change Requests
- **BOARD PORTAL**
 - Monitor Work Orders
 - View Violations
 - Track Contracts
 - Approve Architectural Change Requests

Contact KRJ Management at 713.600.4000 or smile@kricares.com for login credentials.

