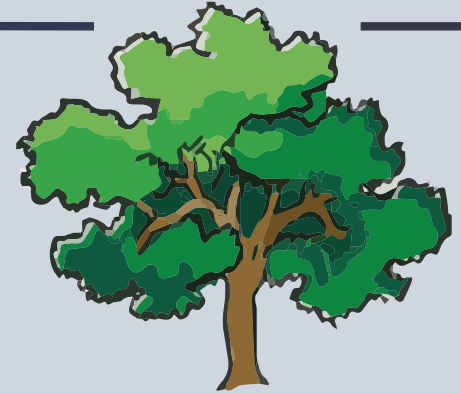


AUSTIN'S COLONY SUMMER NEWSLETTER

NEWS — *What's Happening* — NEWS

- Austin's Colony HOA hired a firm to manage collections on delinquent Homeowners' dues as discussed and voted upon at the 2015 Annual Meeting. Please make sure your payments are in to avoid late charges and collection fees by agency.
- Sidewalks were completed by the City of Bryan along the Parkway. They are available on both sides of the Parkway from Booneville to Old Reliance.
- A nature trail sidewalk from the Austin's Colony Park to Sam Rayburn Middle School is under construction.
- To the right of the entrance to Austin's Colony Parkway will be a Physicians ER. The first median will have a cut-through for another entrance into this area. All adjustments and repairs to the irrigation system and landscaping will be paid for by the developer.
- Irrigation repairs and additional zones were made to both landscaped medians in the spring.
- Flagpole ropes were replaced and lock boxes installed at the front entrance.
- Phase 14/15 is 67 lots and is sold out. Construction on Phase 16/17 will start in August, and it will have a total of 61 lots. Developer hoping to have Phase 16/17 completed by January 1, 2017.
- There will be an Austin's Colony Sign placed off Thornberry, made of cream color limestone with metal letters.
- Equity Management makes weekly rounds reviewing our neighborhood per the covenants and restrictions. A violation will be recorded, a picture taken, and a hangtag will be placed on resident's door. Please review your covenants and restrictions on the website, by looking up your phase. All phases ARE NOT the same. Please understand the goal is to maintain our neighborhood per covenants and restrictions. If you see something you would wish to report, please submit a violation using the form on the website. Board members and Management Group will review and will be in contact with you.
- Board Meetings are posted on our website and are open to all residents. Please contact a board member by website at least one day prior so additional seating can be arranged. Additional volunteers are needed to serve on the HOA Board. If interested, please contact the HOA Board via the website.
- New Street Signs for Williams Trace/Williams Way intersection.
- The HOA will take over the Park off Thornberry January 2017.
- The City of Bryan will resurface Austin's Colony Parkway from Booneville to Bullinger



DID YOU KNOW???

Phases 6, 7A, 7B, 7C and 8A were certified and recorded under the City of Bryan, Residential Neighborhood Conservation District. This limits the number of unrelated occupants in a dwelling to two non-related members in a home, rather than four. When a home is sold in these phases with this designation, please make sure the real estate agent is aware of this restriction. If you would wish to enroll your phase into the Residential Neighborhood Conservation District program, please contact the City of Bryan Secretary's Office at 979-209-5002, for filing information and packet.

Reminder!

- **All submittals for property improvements such as sheds, patios, pools, etc. should be submitted for approval thru Austin's Colony HOA website. Submittals will be reviewed, and the submitter will be contacted thru email for confirmation documentation. Keep in mind; the HOA will approve all improvements 10-years after the creation of each phase. The Carrabba Partnership will approve improvements submitted before the 10-year period**
- **It is the responsibility of the property owner to notify the HOA thru website on any mailing address changes**
- **Please make repairs to fences. The good side of fence should face the street. . This includes fences facing creeks and alleys. All fences shall be 6 ft. high, except for Board Approved homes that back up to Pecan Ridge and fences not seen from street**