

Fort Worth Stone Creek Ranch
Homeowners' Association, Inc.

Welcome Packet

ENCLOSURES:

HOA Welcome Letter and Information ACC Information
Construction Restrictions Property Improvement Application
Condensed and Generalized Covenant, Conditions & Restrictions (CC&R's)
Homeowner Information sheet

Welcome!

Dear Homeowner:

On behalf of the Fort Worth Stone Creek Ranch Homeowners' Association Board, we'd like to extend our warmest welcome!

As you settle into your new home, unpacking, arranging furniture, hanging draperies, and all the other things that bring your focus to the interior of your new home, we know you haven't had time to review all the information included in your closing papers including the thick Conditions, Covenants, & Restrictions (CC&R) packet you received. We have included some of the most important information about the HOA in the packet to make your adjustment to your new community that much easier.

You will receive a coupon book in the mail with the address and instructions on how and where to mail your Annual dues. Take a few minutes to Create a Login for your web portal. You can view and update your homeowner information, view account balances, compliance violations, and Association documents. You can access the website by typing **https://caliber.cloud/CaliberWeb2_Legacy** into your web browser and logging in with the following information:

When logging into the web portal for the first time, please select the "Create login" link. Within the next screen, enter your account number found here **XXXXXXXXXX**, and your primary email address. This email address will be linked to your login record.

One of the most important things you need to know is you will need written approval from the Fort Worth Stone Creek Ranch Architectural Control Committee before making any improvements or installing any equipment to the exterior of your new home.

You must submit an application to the Fort Worth Stone Creek Ranch Architectural Control Committee before any construction or work begins. An application is included for your convenience as well as all necessary instructions.

If you have any questions or would like to research additional information, please feel free to visit your HOA Website at www.stonecreekranchtxhoa.com or email your Association manager, Ryan Smith at Ryan@Legacysouthwestpm.com. Again, thank you and welcome!

Sincerely,

Ryan Smith

Ryan Smith
Association Manager
Legacy Southwest Property Management, LLC

FORT WORTH STONE CREEK RANCH HOMEOWNERS ASSOCIATION, INC. PAYMENT OPTIONS

Option 1

Your online bank bill pay.

Use your 9-digit account number and this lockbox address

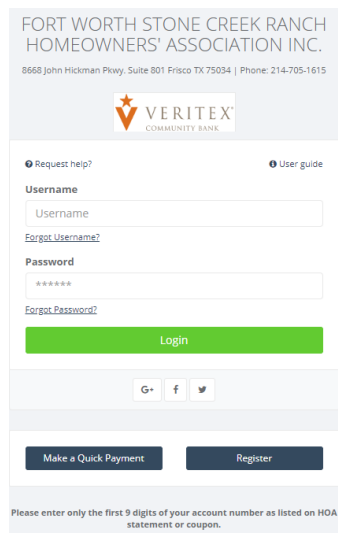
PO Box 650738

Dallas, TX 75265-0738

Option 2

Veritex Bank / Revo Pay

<https://payorportal.revopay.com/index.php/Veritex/properties/fortworthstonecreekranchhomeownersassociationinc1/login>



The screenshot shows the login interface for the Fort Worth Stone Creek Ranch Homeowners Association, Inc. The page header includes the association's name and contact information: 8668 John Hickman Pkwy, Suite 801 Frisco, TX 75034 | Phone: 214-705-1615. The Veritex Community Bank logo is prominently displayed. Below the logo, there are links for 'Request help?' and 'User guide'. The login form consists of two main sections: 'Username' with a text input field and a 'Forgot Username?' link, and 'Password' with a masked text input field and a 'Forgot Password?' link. A green 'Login' button is positioned below the password field. At the bottom of the form, there are two dark blue buttons: 'Make a Quick Payment' and 'Register'. Social media icons for Google+, Facebook, and Twitter are also present. A footer note states: 'Please enter only the first 9 digits of your account number as listed on HOA statement or coupon.'

You can either Make a Quick Payment or Register

Option 3

Make check payable to Fort Worth Stone Creek Ranch HOA with your 9-digit account number on the check

And mail that check to this address below

Fort Worth Stone Creek Ranch HOA

PO Box 650738

Dallas, TX 75265-0738

Option 4

Make check payable to Fort Worth Stone Creek Ranch HOA with your 9-digit account number on the check

And mail that check to this address below

Fort Worth Stone Creek Ranch HOA

8668 John Hickman Pkwy.

Suite 801

Frisco, TX 75034

IMPORTANT INFORMATION FROM YOUR FORT WORTH STONE CREEK RANCH ARCHITECTURAL CONTROL COMMITTEE

A written request must be approved before conducting any exterior improvements; this includes adding landscaping, stone edging, patios, pools, structural additions, etc.

The ACC committee is here to assist you in making improvements to the exterior of your home or property. We are responsible for ensuring that all property modifications comply with the Covenants, Conditions and Restrictions (CC&R's).

The following items must accompany requests for property improvements:

1. A copy of your plat survey with the improvements drawn out indicating where they will occur. You should have received your plat survey from the title company when you closed on your home. The plat survey is required for all requests; no request will be approved without this survey.
2. If someone other than yourselves is performing the work, you must list the name of the person or company performing the work.
3. The materials being used must be listed (slate, treated wood, aggregate, concrete, type of roofing materials, etc.).
4. Do not leave out details; be as descriptive as possible. Lack of details only delays the approval process.

Please send all requests to Legacy Southwest Property Management. Their information is given on the ACC Improvement Application and Review form.

Construction Restrictions

The following are restrictions and guidelines as described in the Fort Worth Stone Creek Ranch HOA CC&R as they pertain to improvements made to your home.

1. No work is to begin without prior approval from the Architectural Control Committee and, if necessary, a permit from the City of Fort Worth has been received.
2. Only your property can be used for all phases of construction. Your neighbor's property or any property belonging to the Fort Worth Stone Creek Ranch HOA is not to be used in any way to access, store or transport any equipment, persons or vehicles.
3. No equipment is to be left overnight unless it is stored inside your enclosed garage. Contractors must remove all equipment at the end of each day's work.
4. No commercial vehicles are to be parked overnight except inside your enclosed garage.
5. Work can only be conducted during the following times as defined by the City of Fort Worth.

Fort Worth Stone Creek Ranch Homeowners Association, Inc.
ARCHITECTURAL IMPROVEMENT APPLICATION AND REVIEW

Note: To avoid delay, make request as complete as possible or it will be returned for more information or denied as appropriate. Deed restrictions specify that approval must be obtained prior to construction.

Homeowner Name: _____

Property Address: _____

Mailing address (if different): _____

Phone: _____ E-mail: _____

Describe Modification/Improvement Project, including dimensions, location and materials involved

Has owner reviewed the Declarations of CC&Rs for the Association?	YES	NO
Was the City of Fort Worth contacted about necessary permits?	YES	NO
Will modification/improvement be visible from the street in front of home?	YES	NO
Will this project require temporary removal of fence?	YES	NO

Preferred Project start date: _____ Estimated completion date: _____

Name, address, phone number(s) of Contractor(s) performing work:

Attach copy of contractor's plans and/or drawings for any added structures
Attach copy of plat survey indicating where modification/improvement will occur
Additional landscaping must indicate name of plants or trees to be added

Fort Worth Stone Creek Ranch Homeowners Association, Inc.
ARCHITECTURAL IMPROVEMENT APPLICATION AND REVIEW

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Acknowledgements are required from any adjacent properties that will be most affected and/or have a view of your proposed change. Should one of your neighbors have concerns about the improvement, they should contact a member of the Architectural Control Committee.

Neighbors Names, addresses and phone numbers

Signature

Owner's Signature submitting completed application and acknowledging information is correct.

Property Address

Homeowners Signature

Date

This application must be mailed, faxed or scanned and attached to an email to:

Legacy Southwest Property Managing, LLC
Attn: Ryan Smith
8668 John Hickman Pkwy.
Frisco, TX 75034
Voice: 214-705-1615
Email: Ryan@Legacysouthwestpm.com

Date Received by LSW: _____

Date Received by ACC: _____

(For ACC Committee Use Only)

ACC Decision (circle one):

APPROVED

DISAPPROVED

DENIED PENDING MORE INFORMATION

ACC Authorized Signature: _____ Date: _____

Reasons or Conditions:

Condensed & Generalized Covenants, Conditions & Restrictions

PLEASE NOTE: This listing does NOT replace the Declarations of Covenants, Conditions and Restrictions (CC&R's) given to each Fort Worth Stone Creek Ranch homeowner upon the purchase of their home. It is simply a convenient OUTLINE to help each homeowner better understand many of the provisions contained in the CC&R's in a more simplistic manner and is being presented here in a condensed version to simply make you aware of some of the Fort Worth Stone Creek Ranch HOA Provisions.

1. Trailers; all recreational, commercial or inoperable vehicles can only be stored inside an enclosed garage. Trucks over a 1-ton rating and any vehicle with painted advertisements are prohibited from over-night parking on any property or on the street.
2. Any changes to the dwelling or garage, which alters the exterior, or any changes to the outside property (landscaping, fence, pool, etc.) must be approved by the Architectural Control Committee (ACC).
3. Any repair, replacement, addition or relocation of a fence which is different from the original location, material and height must be approved by the ACC.
4. No AC units (window, wall or standing) are permitted on the front facing section of a home.
5. Drying of clothes in public view is prohibited. Lots where back yard is viewable (common areas with iron fences) must keep yard equipment and storage piles out of public view.
6. Except for fireplaces in the main dwelling and for outdoor cooking, no burning of anything is permitted.
7. Trash must be contained in sanitary containers and screened from view of the street, always, except for designated trash days. All other debris must be removed in a timely manner.
8. All lawns and landscaping must be regularly maintained in an attractive manner.
 - a. All weeds or grass in the lawn should be mowed regularly.
 - b. All sidewalks and curbs are to be edged.
 - c. Shrubs or other plantings should be pruned regularly
9. The exterior of all buildings, fences, walls, and other improvements shall be maintained in an attractive condition. Repairs and re-painting should be made as soon as a problem or deterioration occurs. Any changes to the original color must be approved by the ACC.

Fort Worth Stone Creek Ranch Homeowners Association, Inc.

Homeowners Name(s): _____

Physical Address: _____

City State Zip Code

Mailing Address (If Different from physical):

City State Zip Code

Email: _____

Home Phone: _____ Cell Phone: _____

Emergency Contact (Optional)

Name: _____

Phone: _____

Periodically, we will send out correspondence, via email to the members of the Association regarding matters of the Association, including Board meeting notices.

I, _____ **do** give my consent to receive Electronic Communication from Legacy Southwest Property Management, LLC and Fort Worth Stone Creek Ranch Board of Directors.

I, _____ **do not** give my consent to receive Electronic Communication from Legacy Southwest Property Management, LLC and Fort Worth Stone Creek Ranch Board of Directors.

Once you have completed the form please return it to us via email at Ryan@LegacySouthwestPM.com or mail to 8668 John Hickman Pkwy #801 Frisco, Texas 75034

Fort Worth Stone Creek Ranch Homeowners Association, Inc.

- Only ONE card per household is issued directly to the Property Owner
- Fee for a replacement card is \$25 without any exception.
- Pool privileges will be suspended if RA account is not current

Property Owner's Name: _____
Last First M

Property Address: _____

City State Zip Code

Mailing Address: _____

City State Zip Code

Home Phone: _____ Cell Phone: _____

Email: _____

Will this key be used by a renter of your home? Yes _____ No _____

If so, please provide us with the name(s) and contact number for the tenant.

The property Owner is responsible for actions of tenants.

Property Owner's Name: _____
Last First M

Home Phone: _____ Cell Phone: _____

Email: _____

By signing below, I have read, understand, and agree to abide by the published pool rules for Fort Worth Stone Creek Ranch Homeowners Association, Inc. I understand that any violation to the rules may result in the suspension of use of the pool.

Signature of Property Owner _____ Date _____

Signature of tenant _____ Date _____

Pool Key Card#: _____ Issued Date: _____

Complete form thoroughly and send it to:
Legacy Property Management, LLC, 8668 John Hickman Pkwy., Suite 801, Frisco, TX 75034
Ryan@Legacysouthwestpm.com

*Keys are processed Monday-Friday during regular business hours. Please allow up to one week for key activation and delivery.