



Welcome To Westbrook Lakes

WELCOME TO WESTBROOK LAKES! The Board of Directors of the Westbrook Lakes Homeowners Association takes pride in our community and hopes that you will feel the same. The brief summary of important information listed below should serve to guide and assist you to become better acquainted with the community.

ASSOCIATION MANAGEMENT: SCS Management Services, Inc. manages the day-to-day operations for your homeowners association and acts as advisor to the Board of Directors in the performance of their duties. You can contact the Association Manager, Margie Naranjo at 281-500-7138 or mnaranjo@scsmgmt.com or her Service Assistant Patti Seel at 281-500-7104 or pseel@scsmgmt.com.

TRASH/RECYCLING SERVICES: These services are provided to you through Chimney Hill MUD. Payment is made through your water bill. If you have any questions about the service, you may contact WCA at 281-368-8397. Additional information about recycling services is enclosed.

WCA provides trash and recycling services to the community. Trash is picked up on Wednesday and Saturday mornings, including heavy trash. Recycling is collected on Saturday mornings. Trash and recycling cans should be put at the curb no earlier than the night before the service date and must be brought back in from the curb after service is completed for the day. Please note that garbage and recycling cans must be stored out of street and lake view.

DEED RESTRICTIONS & ARCHITECTURAL CONTROL: Westbrook Lakes Homeowners Association strictly enforces Deed Restrictions. A copy of the Deed Restrictions, Architectural Review Guidelines and an ARC application are enclosed in this packet and available on our web site, www.WestbrookLakes.net/index.html. The Westbrook Lakes HOA may initiate legal action, when warranted, to enforce deed restrictions. You must submit any plans for improvement or modifications to your home exterior or yard to the Architectural Review Committee (ACC) via SCS Management.

RECREATION FACILITIES: Westbrook Lakes offers a pool and park to all residents. The recreational facilities are located at the entrance to the subdivision at Westbrook Lakes Blvd. and Chateau Point Lane. The park is open daily from dawn until dusk. Pool season is from Memorial Day weekend to Labor Day weekend. The full schedule is enclosed. To gain access to the pool, you must have a plastic pool tag provided by SCS Management. Registration forms are mailed each year in the Spring. Please return the form to SCS, and they will return by mail the appropriate number of pool tags for your family. A registration form is enclosed for your convenience. Your HOA account must be paid in full in order to receive pool tags.

LAKES & WILDLIFE: Westbrook Lakes has a detention pond system running through the center of the community. There are fish in the lakes, and fishing is allowed on a catch and release basis. In order to fish in the community, you must have a fishing license as required by Texas Parks and Wildlife. Ducks are also a common sight in Westbrook Lakes. Though very cute, we ask that you not feed the ducks, in order to limit waste on our sidewalks and pool area!

POLICE PATROL: Chimney Hill MUD maintains a patrol contract with the Harris County Sheriff Department. As always, please dial 911 for emergencies or to report a crime in progress. **The non-emergency dispatch number is 713-221-6000.**

STREET LIGHTS: The street lights in the community are paid for by the annual assessments; however, it takes effort from every resident to keep all the lights in good condition. If you notice burnt out or damaged street lights please report them to CenterPoint Energy at 713-207-2222 or online at www.centerpointenergy.com/outage. You will need to have the pole number and nearest address.

Please visit our web site at www.WestbrookLakes.net/index.html for additional information.

Again, welcome to WESTBROOK LAKES. Please let us know if we can assist you in any way.

Sincerely,

WESTBROOK LAKES HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS