

## Cape Carancahua Property Owners' Association

2903 West Bayshore Drive  
Palacios, Texas 77465  
361-972-5425

### THINGS YOU NEED TO KNOW...

**about ANNUAL MAINTENANCE FEES.** Annual maintenance invoices are mailed shortly after the first of each year. Each property owner is assessed \$135.00 per lot per year. This annual maintenance fee is due by March 15 of each year. These funds are used for maintenance of all common facilities and areas in the Cape, e.g., gate, swimming pools, parks, roads, the community center, tennis courts, equipment, etc., and employees' salaries. Maintenance fees are not used to benefit individual property owners. Each property owner is responsible for mowing and maintaining his property and culverts.

**about GATE ACCESS DEVICES** (Cards and Electronic Transmitters)

1. Property owners who do not have a residence on the Cape are allowed two (2) gate access devices with no annual fee and are allowed no additional cards or transmitters. Cards are issued, but transmitters must be purchased initially.
2. Property owners who have a residential dwelling are allowed two (2) gate access devices with no annual fee and may obtain up to six (6) more gate access devices, for which a \$20 per device annual fee will be charged.
3. **PRICING:** All transmitters have an initial purchase price of \$60.00 each plus tax. All cards and transmitters in excess of the devices allotted with no annual fee will be charged \$20.00 each per year. The computerized gate access reading system will automatically deny access if the property owner's account is not paid in full by March 15<sup>th</sup>. Denied access may be reinstated when the account is paid in full plus a \$15.00 re-activation fee for each device. Lost or damaged cards may be replaced for \$15.00. The Cape is not responsible for replacing transmitter batteries or making repairs. You may purchase additional batteries for electronic transmitters for \$8.00 plus tax at the office.

**about MOWING.** If you choose not to maintain your lot yourself, Cape maintenance will do it for you, as prescribed in Section I, Paragraph 1.09, of the Cape's Restrictions, Conditions and Covenants. Cape mowing is scheduled monthly as needed at a cost of \$45.00 plus tax per lot per mowing for standard sized lots. You can save a percentage of the mowing fee by paying for the year in advance. Prepaid mowing fees must be paid by March 15<sup>th</sup>. There is NOT a "Do Not Mow" list. If you do not want the Cape to mow your property, you must keep it mowed yourself. Sections I and V are mowed the first full week of each month, Section II is mowed the second full week, Section III the third full week, and Section IV the fourth.

**about PETS.** Pets must be kept on a leash any time they are off the owner's property. Pet owners are responsible for any damage or disturbance their pets may cause. Failure to abide by this restriction will result in non-compliance fees being assessed to the owner's account.

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**about SWIMMING POOLS.** Both swimming pools at Cape Carancahua require an electronic card that provides office personnel a record of entries by card number and time. Pool hours are from 7:30 a.m. until 10:30 p.m. Gates lock automatically and can be opened ONLY during those hours, either from the outside or the inside. All persons using the pools must abide by the posted rules. Pool cards cost \$75.00 per year. A lost card can be replaced for \$25.00. Property owners may purchase up to two pool cards. The number of pool cards issued to your account will be shown on your annual statement.

**about BUILDING PERMITS.** New construction and any type of property modifications must be approved by the Architectural Control Committee BEFORE work is begun. The ACC meets on the second and fourth Thursdays of each month. Applications must be submitted to the CCPOA office 72 hours before the ACC meeting. Applicants will be notified of the Committee's approval or rejection the day after the meeting. Permits must be picked up from the office and displayed prominently on your property before work is begun.

**about UNLICENSED VEHICLES USING CAPE ROADS.** All unlicensed vehicles using Cape roads and streets must be registered at the CCPOA office. A \$10.00 permit fee will apply. After registration, the privilege to use said roads and streets may be revoked for failure to obey the requirements set out by the Board of Directors. After a registration is revoked, the vehicle will be considered to be trespassing on the roads and streets or when on any property owner's land other than the vehicle owner's property.

**about LATE CHARGES.** Fees and charges assessed by the Cape are due within 30 days. A \$20.00 late fee is charged to each account more than 30 days in arrears. Additionally, interest in the amount of 1% per month will be added to delinquent accounts. Accounts more than 90 days in arrears may be turned over to the Cape attorney for collection; a lien will be placed on the property with the addition of legal and collection fees.

**about TRASH.** Property owners are responsible for disposing of their own trash. Under no circumstance can household trash be left at the pools or parks. You will be billed for any unauthorized disposal.

**about LIMBS AND SHRUB TRIMMING.** Property owners are responsible for disposing of their own limbs, shrub trimmings, grass clippings, etc. Limbs and shrub trimmings may be deposited in the Cape's facility with an honor-system donation made at the Cape office. You will be billed for any unauthorized disposal.

**about PROPERTY OWNERS' MEETINGS.** Property owners' meetings are held once each quarter, usually on the second Sunday of February, May, August, and November. The annual meeting is held the second Sunday of March each year.

**about VANDALISM.** Anyone providing information leading to the arrest and conviction of persons committing vandalism on Cape property will receive a \$1,000.00 reward. **Remember—** all common areas of the Cape belong to all property owners; therefore, vandalism costs you. The Board will pursue conviction in all cases of vandalism.