

Stonecreek Community Association
1600 N.E. Loop 410, ste. 202
San Antonio, TX 78209
210-829-7202

Dear Homeowner,

Welcome to Stonecreek! Prior to purchasing your home, you were informed of the Stonecreek Community Association. The Board of Directors and the Architectural Review Committee would like to provide you more information about the association's rules and regulations, outside services provided by agencies, utilities and phone numbers for your convenience.

Homeowners in the Stonecreek Community Association want to make it a better place to live and enhance long term property values. In order to do this, everyone must comply with the Declaration of Covenants, Conditions & Restrictions (DCCR) which was provided when you closed on your home or before. Because most violations of deed restrictions occur as a result of a lack of awareness, some of the key do's and don'ts will be highlighted in this packet. If you have any questions, please call the association office at (210) 829-7202.

Association and Assessments (Dues)

The Stonecreek Community Association is a non-profit organization. The Association owns and maintains the common properties and facilities. The common properties and facilities include, but are not limited to, entry monuments, entry grounds, pool, park, basketball court, playground, and common area irrigation systems.

Every homeowner is an automatic mandatory member of the association and shares a portion of the responsibility for its support. The operations carried out by the association are funded through homeowner assessments. Assessments are invoiced quarterly with payment due by January 1, April 1, July 1 and October 1.

Administration

The association office is located on the NE Loop 410 access road at the Harry Wurzbach exit. Office hours are Monday - Friday, 8:00 am - 6:00 pm. with 24 hour answering service for emergency calls. Contact information can be found in the heading on the first page of this packet.

Management company responsibilities are to represent the Association in providing for the physical maintenance and operation of the common facilities. Additional responsibilities include collecting assessments, making disbursements, identifying violations of the deed restrictions and city ordinances, budget preparation with the Board, keeping financial records, maintaining all administrative records of the association and serving as liaison between the association and its attorney.

Solicitation

Door to door solicitation is discouraged. If children are selling items for school, church or other organizations, parents should accompany them to better ensure their safety.

Building & Improvements Approval

All plans for exterior improvements to your property must be approved by the Architectural Review Committee (ARC). It is the builder/owner's responsibility to submit plans for new construction and any improvement to the ARC for approval. Plans must be approved **before** construction is to start.

"Improvement" is defined as any addition or change to the existing property. Additions and major changes to your home and property improvements such as installation of antennas, microwave dishes, sidewalks, fences, swimming pools, decks, spas, gazebos, etc. will require a plan approval. In some cases it will also require a permit, inspection and Certificate of Occupancy from the city. Improvements such as additional landscaping, basketball goals and playground equipment must also be approved prior to installation.

Supporting documents such as a copy of the lot plat indicating the proposed location of the improvement, color samples, list of construction materials, pictures and product literature (playscapes, storage sheds, screen doors, etc.) are often required by the Architectural Review Committee. You can obtain the ARC Improvement Request form on the management company's website at www.ams-sa.com.

Fence Staining

Wooden fences may be **stained** (not painted) to protect the wood. The **color of the stain** must be in harmony with the neighborhood and **must be approved** by the Architectural Review Committee (ARC).

Landscaping

It is the homeowner's responsibility to provide adequate planting and landscaping for his/her property. Landscaping plans should be submitted to the ARC for approval prior to commencing the work.

Schools

The vast majority of Stonecreek's students will attend Northside ISD schools. These schools are:

Northside Independent School District	(210) 397-8500
Cody Elementary School	(210) 397-1650
Luna Middle School	(210) 397-5300
Stevens High School	(210) 397-6450
or	
Warren High School	(210) 397-4200

Garbage Services

Garbage is picked up on Monday and Thursday by Waste Management. Stonecreek's deed restrictions require that, other than the actual day of trash pick-up, trash cans must be stored out-of-view from the street (most commonly in the garage or behind the fence).

Mail Delivery

Delivery is made Monday thru Saturday and is deposited in the mailboxes located in the recreational area. Keys are distributed by the Heritage Station Post Office at 702 Richland Hills. Please call (210) 543-8237 to establish mail service. The zip code is 78245.

Newspaper Delivery

To establish delivery service, call the San Antonio Express News at (210) 225-5533.

Utilities

Electric/Gas	CPS	(210) 353-2221
Telephone:	AT&T	1-800-464-7928
Cable:	Time Warner Cable	(210) 244-0500
Water:	Bexar Metropolitan Water District (BexarMet)	(210) 354-6500
Garbage Service:	Waste Management	(210) 368-5005

Bexar County

Stonecreek is located in unincorporated Bexar County just a stone's throw outside the city limits of San Antonio. The following county telephone numbers may prove useful.

Bexar County Sheriff	(210) 335-6010 (non-emergency)	911 (emergency)
Infrastructure Services Department	(210) 335-6700	
Cagnon Service Center (Public Works)	(210) 465-4528	

Streetlights

CPS maintains the streetlights. If you notice a light out, please report it to the association office at (210) 829-7202. The streetlights should have a number on them at the base. This number will assist CPS in locating the exact streetlight.

House Numbers

House numbers must be illuminated and located as near the front entry as possible, so that they are easily seen from across the street at all times. The color and size of the numbers must provide high contrast with the masonry. House numbers must be illuminated so that they can be easily seen at night to aid emergency personnel (and pizza delivery folks) in locating your address.

Signs

The DCCR prohibits contractor and supplier signs in yards and vacant lots. Contractors/vendors frequently want to gain exposure in the neighborhood by asking to put up a sign in your yard. Please inform your contractor that such signs are not permitted by the deed restrictions. Check your copy of the DCCR to find out what types of signs are permitted.

Speed Limits and Traffic Signs

The streets are public and the property of the Bexar County. Traffic and pedestrian control signs, devices and speed limits are installed and maintained by the county. The association's Safety Committee is tasked with working these types of issues with Bexar County.

Pets

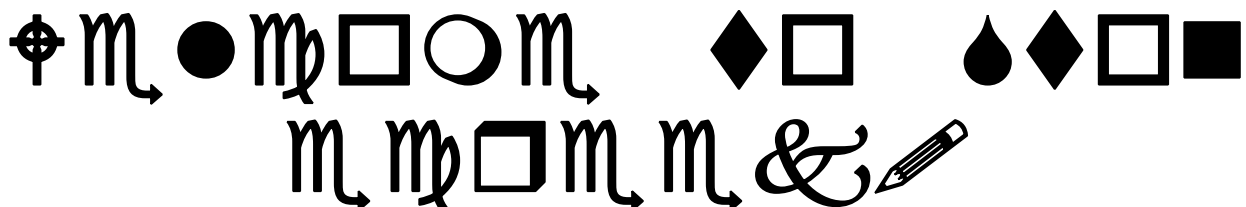
Stonecreek's deed restrictions require:

- All pets be licensed and vaccinated (Texas law).
- Pet owners to ensure their pets do not become a nuisance to other homeowners, especially by continuously barking or damaging property.
- Pets must be on a leash when not confined to the owner's home or backyard.
- No more than four (4) common household pets are permitted at a home.

Vehicles and Parking

The deed restrictions state that boats, trailers or other recreational vehicles are not to be parked on any portion of the lot unless they are parked in the garage. Motor vehicles within the subdivision must be in operating condition, have current state registration and inspection stickers, and be less than 6'10" in height and 8' in width. Trailers, boats, campers, etc. cannot be kept at any Homesite for a period exceeding 72 hours for loading, unloading and cleaning. They must be stored in the garage beyond that amount of time.

We know the number of do's and don'ts discussed here might take away somewhat from the "welcoming" purpose of the packet. We really are glad you've come to join our community. Please feel free to call the association's office with your suggestions, questions and concerns. If you'd be interested in serving on an association committee (Communications, Safety, Social or Recreation) please let us know. We look forward to working with you in the future.





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