

The Reserve at Deerfield Homeowners Association
1600 NE Loop 410, Suite #202
San Antonio, Texas 78209
(210) 829-7202 - Office * (210) 829-5207 - Fax

Dear Homeowner,

Prior to purchasing your home, you were informed of The Reserve at Deerfield Homeowners Association and its many fine features. The Board of Directors and the Architectural Control Committee would like to provide you with more information about the Association's rules and regulations, services provided by outside agencies, utilities and phone numbers for your convenience.

Homeowners in The Reserve at Deerfield subdivision 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 Declarations of Covenants, Conditions and Restrictions (DCCR) which were provided to you at the time of closing. Most violations occur as a result of insufficient information or misinformation. The following information is provided to help clarify the requirements. If you have any questions, please call the Association office at (210) 829-7202.

Association:

The Reserve at Deerfield Homeowners 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, public rights-of-way or easements, entry gates, walls, fences, safety lanes, green belt landscaping, sprinkler systems and improvements.

Every homeowner is an automatic member and shares a portion of the responsibility for its support and pays mandatory assessments. Assessments are billed annually, due on the first of January. The assessments for The Reserve at Deerfield are available by calling 210-829-7202. Additionally there will be a one time Origination Fee and a transfer fee of for each lot; these fees will be assessed at the time of closing.

Administration:

The Association office is located on the access road off of Loop 410 at Harry Wurzbach (east of the airport exit). It is a two-story, tan colored building with "Association Management Services" written on the top front. The actual mailing address is 1600 NE Loop 410, Suite #202, San Antonio, Texas 78209, (210) 829-7202. Hours of operation are: Monday - Friday, 8:00 a.m. - 6:00 p.m. with 24 hour answering service for emergency calls. [MAP](#)

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, establishing the budgets, keeping financial records and maintaining all administrative records of the Association. The Association has other responsibilities, at the direction of the Board, such as assisting in architectural control.

Building & Improvements Approval:

Any exterior improvements to your home must be approved by the Architectural Control Committee (ACC) before work can be started. It is the responsibility of each owner to submit plans for any improvement to the ACC for approval. Plans must be approved before construction starts. The Improvement Request Form is available to download at www.ams-sa.com.

"Improvement (s)" shall mean and refer to all structures or other Improvements to any portion of the

Property, whether above or below grade, including, but not limited to, buildings, tennis courts, recreation area, utility installations, storage, loading and parking facilities, walkways, driveways, landscaping, signs, site lights, side grading and any exterior additions including any changes or alterations thereto.

It is the Homeowner's responsibility to obtain the necessary permits, etc., after the ACC has first approved the plans to make sure that the proposed improvements comply with the deed restrictions.

Landscaping:

It is the homeowner's responsibility to provide adequate planting and landscaping for their property.

Solicitation:

Door to door solicitation is prohibited.

Gate Operations:

Please fill out the [on-line](#) "gate update form" so that we may program a code for you. If you are planning to have a party, you may get a temporary code. Please call the association office before you send your invitations and we will provide a [temporary code](#) which you may print on your invitations so that your guests will be able to open the gate. For convenience, the pedestrian gate is located at the subdivision entrance. The pedestrian gate code is available by calling 210-829-7202. As with any gate code, you should not give the code to persons outside your family.

Certain people will have access to the subdivision through a specific and separate code. This includes the fire department, police department, utility companies, garbage pick-up, home builders, etc.

If you would like to use remote control transmitters, you may purchase them from the Association [office](#) at a cost of \$40.00 each. The battery for the transmitters should last approximately two years, and replacement batteries are available from a supermarket or drugstore. If you feel someone has obtained your code, you may change it at any time by calling the Association office at (210) 829-7202. Also, enclosed are some "Dos and Don'ts" instructions to familiarize you with the infinity system and the correct procedures of the gate.

Newspaper Delivery:

Delivery of the [San Antonio Express News](#) is available by calling (210) 250-2000.

Garbage Services:

Garbage Service will be provided by the [City of San Antonio](#) Environmental Services. Pick up day is on Tuesday only; recycling is on Friday. Please contact (210) 207-6400 to schedule service.

Your trash is to be placed at the curb side **ONLY ON THE MORNING** of pickup by 7 a.m. Please do not leave trash or grass/leaves cans or bags on the curb for pickup; they must be stored out of sight until the morning of pickup. Trash cans must be stored in the garage or in a screened area so that they are not visible from any street or adjoining property. Firewood, building materials, equipment, etc. must also be stored in this same manner.

Mail Delivery:

Boxes are assigned by the post office. The Lockhill Selma Station serves The Reserve at Deerfield. It is located at 12951 Huebner Road and can be reached by calling (210) 493-9257. The zip code is 78248. It will be necessary for you to obtain a key from the post office in your area. You will need to provide documentation verifying that you are the new owner along with sufficient ID.

Utilities:

City Public Service provides electric/gas service	(210) 353-2222
San Antonio Water System provides water	(210) 225-5222
AT&T provides telephone service	1-800-464-7928
Time Warner Cable provides Cable service	(210) 244-0500
Animal Control Department	(210) 737-1442
Police Department - Administration Office	(210) 207-7273
Fire Department - Administration Office	(210) 207-7744

Schools:

Northeast Independent School District (NEISD)	(210) 804 7100 x254
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ALL EMERGENCY SERVICES MAY BE REACHED BY DIALING 911!

Fire Protection:

Fire fighting service is provided by the [City of San Antonio Fire Department](#) ((210) 207-7744. Call 911 for emergency service. This department also handles EMS calls.

Police:

The [San Antonio Police Department](#) provides public law enforcement service to The Reserve at Deerfield. Their non emergency number is 207- 7273.

House Numbers:

House numbers should be visible 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 in locating your address.

Window Coverings:

All windows visible from the street shall be equipped with interior wood shutters or blinds of a natural tone.

Signs:

As a general rule, no signs of any kind shall be displayed to the public view on any single-family residential lot except one professional sign of not more than one (1) square foot advertising the property for sale or rent. However, during the construction and sales period of the initial dwellings within the Subdivision, Declarant may utilize any signage it deem reasonable.

Parking in Streets:

Boats, boat trailers, trailers, recreational vehicles, motor homes, inoperable vehicles and any vehicles with commercial advertising signs or insignia, shall be kept in enclosed structures or screened from view thereof from adjacent lots or street. NO VEHICLES OF ANY DESCRIPTION MAY BE PARKED OVERNIGHT ON ANY STREET WITHIN THE PROPERTIES.

Please be careful of children in the streets. As more families move into The Reserve at Deerfield, we must be careful to observe the traffic rules. Please help by asking all members of your family to comply with the speed limits and the STOP signs at street corners. Tell any contractor or employee working for you to observe the traffic rules and that continued violators will be denied entrance to the development.

Loud Noises Nuisances:

[Noise nuisance](#) applies to radios and parties, as well as machinery and equipment. This includes a prohibition of builders and construction workers working after daylight hours.

Pets:

All household pets shall at all times, except when they are confined within the boundaries of a private single-family residence, be restrained or controlled by a leash, rope or similar restraint. Please do not let your pets run loose. No one wants their landscaping damaged nor wants to clean up after someone else's pet.

Welcome to The Reserve at Deerfield Community!

If we can provide any additional information, please call the Association office at (210) 829-7202.