



Dear New Homeowner,

Welcome to our neighborhood and congratulations on the purchase of your home!

On behalf of the Shadow Creek Ranch Board of Directors and the homeowners, we would like to welcome you to your new home and our community. Over the coming months we look forward to meeting you whether it be walking down the streets, at the pool or a community activity.

The operation of your homeowners association is governed by a board of directors. The Board of Directors oversee the daily functions and financial responsibilities of the Association. The Board is also responsible for maintaining members' compliance with the established covenants and bylaws of the Association. They have specific provisions regarding what can and cannot be done on your property. Please take the time to read through the Bylaws and Covenants documents you received during the home purchase process. Copies are available on the community web site.

Our community web site at: www.shadowcreekranchhoa.com is the official communication channel between the Board of Directors and the membership. Upcoming activities and events, announcements, a community calendar, deed restrictions and bylaws, and architectural review forms can all be found there. Please take a few minutes to visit and familiarize yourself with its resources and get to know your community and neighbors through the Forum. The web site provides ready answers to most of the questions homeowners have. If you don't find the information you need there, the Board of Directors can be contacted through the email link at the FSR Connect page.

FirstService Residential is our contracted property management company. They can be reached at 713-436-4563 or by email at Help@shadowcreekranchhoa.com. Contact the managing agent for service issues on community property, complaints regarding specific bylaw violations and for any questions regarding your annual homeowner association assessment dues.

As a new homeowner, you may already have some ideas on how you'd like to improve your property. Please keep in mind, the Association has an Architectural Review Committee to help maintain the quality of our neighborhood. Its function is to evaluate the plans for all exterior landscaping, repairs and remodeling (such as painting, decks, fences, trees and bushes, replacement roofs, etc.) to ensure compliance with all Covenants and Bylaws. The purpose of this review is to protect our scenic environment and maintain the value of our homes. All modifications to the exterior of your property, including repainting with the same color, must be submitted to the Architectural Committee for approval before any work begins. If work is started without prior approval, the homeowner risks being cited for a covenant violation and may be required to alter or remove the changes at significant additional cost. Information on some of the questions many new homeowners have is located on our community website.

Again, welcome to the Shadow Creek Ranch community! We look forward to you falling in love with this neighborhood as much as we have. We know you'll find our neighborhood is a great place to live and we encourage your participation in our activities and functions.

Sincerely,

Shadow Creek Ranch



| | |
|---|--|
| Covenant Information | <p>Copies of documents available on the website:</p> <ul style="list-style-type: none"> • Village of Biscayne Bay Association Covenants and Bylaws • Village of Diamond Bay Association Covenants and Bylaws • Village of Emerald Bay Association Covenants and Bylaws • Village of Reflection Bay Association Covenants and Bylaws |
| Architectural Committee Information | <ul style="list-style-type: none"> • All modifications to the exterior of your property, including painting, must be submitted to the Architectural Committee for approval prior to beginning the project. • Forms for submitting requests for approval can be found in the document area on the community website |
| Property Inspections | <p><input type="checkbox"/> Neighborhood inspections occur monthly to identify maintenance problems. If any property maintenance issues need to be addressed, homeowners will be notified by mail.</p> |
| Deed Restriction Violations | <ul style="list-style-type: none"> • To report, please log onto our FSR Connect Portal and submit a report using Contact the Manager tab. • Alternatively, you may report a deed restriction violations to the HOA at Help@shadowcreekranchhoa.com or via telephone at 713-4364563. All deed restriction violations submitted by a resident will be automatically added to the next inspection review for resolution. Deed restriction violation reporting is confidential and will not be disclosed to the offending resident. |
| Trash Collection | <ul style="list-style-type: none"> • Trash Collection is on Tuesday and Friday. Heavy trash day is Friday, Trash must be in plastic bags for pick-up. • Recycling West of Kingsley is on Tuesday and East of Kingsley is Friday <input type="checkbox"/> Containers are provided by the City of Pearland and Frontier Waste. For more information contact the City of Pearland at 281-652-1600 |
| Recreation Centers and Pool Information | <ul style="list-style-type: none"> • The recreation centers and pools are amenities offered only to Shadow Creek Ranch residents. The pool schedule can be located on the community web site and at each rec center. • Entry to the pool, tennis court and basketball court requires a SCR Member Access Card. The card must remain with the member of your party at the facilities to verify valid membership when asked. • Access to the amenities is limited to homeowners whose accounts are in good standing (no balance owed on assessments or fees). • Facility rules are posted at each location and on the community website. |
| Contacting Shadow Creek Ranch | <ul style="list-style-type: none"> • 713-436-4563 from 8:30 a.m. - 5:00 p.m., Mon through Fri • Company website: www.shadowcreekranchhoa.com • Email: Help@shadowcreekranchhoa.com • Address: 12234 Shadow Creek Pkwy Bldg 3 Suite 112, Pearland TX 77584 |
| Annual Assessments | <ul style="list-style-type: none"> • Annual Assessments are due January 31 each calendar year. • Payments may be made online at www.clickpay.com or by visiting www.shadowcreekranchhoa.com |



SHADOW CREEK RANCH MAINTENANCE ASSOCIATION, INC.
12234 Shadow Creek parkway Ste 3-112 | Pearland, TX 77584 | (713) 436-4563
help@shadowcreekranchoa.com | www.shadowcreekranchoa.com

CITY OF PEARLAND UTILITIES AND SERVICES INFORMATION:

Pearland City Hall
3519 Liberty Drive
Pearland, TX 77581 | (281) 652-1600
<https://www.pearlandtx.gov>

NOTE: Applications for new service may be filled out online. Once the form has been submitted, new customers are asked to call either (281) 997-5953 or (281) 997-5950 in order to make a deposit or pay a connection fee using a valid VISA, MasterCard, or Discover credit or debit card.

NOTE: Services cannot be started until his information below is submitted to the water department.

- Copy of valid driver's license with photo of each person listed on the settlement and/or lease;
- Copy of closing documents (settlement page only)
- Copy of Lease Agreement (First and last page with signatures)

Documents must be emailed to utilityservice@ci.pearland.tx.us

NOTE: Failure to provide all of the required documentation within ten (10) days will result in termination of services. Additional fees will be incurred and must be paid before services are restored.

NOTE: New customers may also register for City of Pearland Water Service at the Utility Billing Department located on the first floor of Pearland City Hall at 3519 Liberty Drive or at the Municipal Court building located at 2555 Cullen Parkway.

CENTERPOINT ENERGY INFORMATION:

- To report a suspected natural gas leak, immediately leave your home, go to a safe location and call 911
 - Please call the Natural Gas Leak Emergency Hotline at (713) 659-2111 or (888) 876-5786
- To report area Street Light outages, please visit the website www.centerpointenergy.com
- To report an electric power outage, please call (713) 207-2222 or (800) 332-7143

TRASH PICK UP DAYS:

The City of Pearland Residential garbage service Division has established Tuesday and Friday as Shadow Creek Ranch's regular trash pick-up days.

NOTE: Trash must be placed in containers for pick-up.

- Heavy Trash pick-up will occur every Friday.



- Recycle Service for Shadow Creek Ranch residences west of Kingsley Dr will occur every Tuesday
Green Waste Recycle Service for all residences in Shadow Creek Ranch will occur every Tuesday.

The Frontier Waste large recycle bins are issued by the City of Pearland and must be stored out of the public view. The bins cannot be stored at the side or in front of the residence.

Please contact the City of Pearland at (281) 652-1600 in order to request removal of the large recycle bins.

The City will then notify Frontier Waste of the homeowner's desire to have the bins removed.

MAILBOX KEYS:

United States Postal Service (Branch Office – Pearland, Texas)
2700 Cullen Boulevard
Pearland, Texas 77584
(800) 275-8777

NOTE: A valid means of photo identification and the residence's closing documents must be provided.

CITY OF PEARLAND CONNECT2PEARLAND MOBILE PHONE APP

The *Connect2Pearland* mobile application for smartphone users is available for Apple iOS and Android devices and provides users the ability to report a variety of issues. The mobile application includes: Photo sharing and Global Positioning Satellite (GPS) services to attach pictures and coordinates when issues are submitted.

Examples of reportable issues include potholes, broken curb, and dead animals.

Brazoria County Information:

Pearland I.S.D
1928 North Main Street
Pearland, Texas 77581
(281) 485-3203

Alvin I.S.D
301 East House Street
Alvin, Texas 77511
(281) 388-1130

Fort Bend County Information

Fort Bend I.S.D
16431 Lexington Boulevard
Sugarland, Texas 77479
(281) 634-1000



SHADOW CREEK RANCH

SHADOW CREEK RANCH MAINTENANCE ASSOCIATION, INC.

12234 Shadow Creek Parkway, Ste. 3-112 | Pearland, Texas 77584 | (713) 436-4563

Help@ShadowCreekRanchHOA.com www.ShadowCreekRanchHOA.com

CITY OF PEARLAND LIBRARY SYSTEM:

Westside Pearland Library
2803 Business Center Drive, Ste. 101
Pearland, Texas 77584 (713) 436 – 0995
pearlandwest@bcls.lib.tx.us

| | |
|-----------|------------------------|
| Monday | CLOSED |
| Tuesday | 10:00 a.m. – 9:00 p.m. |
| Wednesday | 10:00 a.m. – 9:00 p.m. |
| Thursday | 10:00 a.m. – 6:00 p.m. |
| Friday | 10:00 a.m. – 6:00 p.m. |
| Saturday | 10:00 a.m. – 6:00 p.m. |
| Sunday | CLOSED |

Eastside Pearland Library
3522 Liberty Drive
Pearland, Texas 77581 (281)652-1677
pearland@bcls.lib.tx.us

| | |
|-----------|------------------------|
| Monday | CLOSED |
| Tuesday | 10:00 a.m. – 9:00 p.m. |
| Wednesday | 10:00 a.m. – 9:00 p.m. |
| Thursday | 10:00 a.m. – 6:00 p.m. |
| Friday | 10:00 a.m. – 6:00 p.m. |
| Saturday | 10:00 a.m. – 6:00 p.m. |
| Sunday | CLOSED |

CITY OF PEARLAND Y.M.C.A.:

Vic Coppinger Family Y.M.C.A.
2700 YMCA Drive
Pearland, Texas 77581
(281) 485 – 6805
<https://www.ymcahouston.org/locations/viccoppinger-family-ymca>

| | |
|-----------|------------------------|
| Monday | 4:30 a.m. – 10:00 p.m. |
| Tuesday | 4:30 a.m. – 10:00 p.m. |
| Wednesday | 4:30 a.m. – 10:00 p.m. |
| Thursday | 4:30 a.m. – 10:00 p.m. |
| Friday | 4:30 a.m. – 9:00 p.m. |
| Saturday | 7:00 a.m. – 6:00 p.m. |
| Sunday | 1:00 p.m. – 6:00 p.m. |



SHADOW CREEK RANCH

SHADOW CREEK RANCH MAINTENANCE ASSOCIATION, INC.

12234 Shadow Creek Parkway, Ste. 3-112 | Pearland, Texas 77584 | (713) 436-4563

Help@ShadowCreekRanchHOA.com www.ShadowCreekRanchHOA.com

about pearland



Located 20 minutes due south of downtown Houston, Pearland is an innovative, fast-growing community. With a superb quality of life and low cost of living, it's apparent why many residents have decided to make Pearland home.

For more information, visit cityofpearland.com



city contact information

| | |
|--|--------------|
| Animal Control & Adoption Center..... | 281.652.1970 |
| Building Permits & Inspections..... | 281.652.1638 |
| City Hall (Switchboard) | 281.652.1600 |
| City Secretary..... | 281.652.1653 |
| Crime Victim Assistance..... | 281.997.4100 |
| Economic Development..... | 281.997.3000 |
| Emergency Medical Services (non-emergency)..... | 281.652.1956 |
| Engineering..... | 281.652.1637 |
| Finance..... | 281.652.1755 |
| Fire (non-emergency)..... | 281.997.5851 |
| Fire Marshal/ Office of Emergency Management..... | 281.652.1954 |
| Household Hazardous Waste..... | 800.449.7587 |
| Human Resources..... | 281.652.1618 |
| Job Line..... | 281.652.1621 |
| Municipal Courts..... | 281.997.5900 |
| Parks & Recreation..... | 281.412.8900 |
| Planning & Zoning..... | 281.652.1768 |
| Police (non-emergency)..... | 281.997.4100 |
| Public Works..... | 281.652.1900 |
| Garbage Service..... | 281.652.1603 |
| Recycling Center..... | 281.489.2795 |
| Water Service/Utility Billing..... | 281.652.1603 |

city FAQs

Where do I pay a city traffic ticket?

Traffic tickets can be paid at the Public Safety Building located at 2555 Cullen Parkway in Pearland or online at cityofpearland.com/tickets

Where do I vote?

Voting locations are advertised prior to each election online at cityofpearland.com. You can also call the City Secretary's office for information.

Who do I contact with questions about trash pick-up?

The Utility Billing Department can assist you with questions about trash collection and curbside recycling.

Who should I call about street/sewer drainage or traffic signal problems?

Please call Public Works Representatives in the Service Center can also assist you with reporting service requests.

Who can I report a street light outage to?

Please contact Public Works and provide the light number, location, address and a problem description.

Does my pet have to be registered with the city?

Yes. Please contact Animal Control or visit cityofpearland.com for more information.

Where can I obtain an alarm permit?

You can obtain an alarm permit by visiting the Public Safety Building located at 2555 Cullen Parkway in Pearland. Information can also be found online at cityofpearland.com

SHADOW CREEK RANCH FAQs

12234 Shadow Creek Pkwy Suite 3112. Pearland TX 77584

Phone: 713.436.4563 | Email: Help@shadowcreekranchhoa.com Website:
www.shadowcreekranchhoa.com

2022 SHADOW CREEK RANCH HOA ASSESSMENTS \$999

ASSESSMENT DUE DATE:

Assessment dues are due in full on **January 1st** and becomes delinquent on **January 31st**. Payment received after **January 31st** will incur a late fee of **One Hundred Dollars (\$100.00)** and a **monthly interest finance charge of 18% per annum until paid in full**. If your account is at collection there may be additional legal fees not reflected on the current balance.

There are **FOUR (4)** ways to remit payment:

1. Online

Visit www.clickpay.com

Use a credit or debit card for a nominal fee or by e-check (ACH) from a bank account, FREE!

2. U.S Postal Mail

Send your check/money order with payment coupon to:

Village of (Name of your Village) Bay c/o First Service Residential

PO Box 30419

Tampa, FL 33630-3419

3. Telephone Payment

Call **888-354-0135 Option 1**

Additional processing fees may apply.

4. Shadow Creek Ranch HOA Office

12234 Shadow Creek Parkway, Bldg 3 Suite 112, Pearland TX 77584 (behind Sherwin Williams).

The HOA office can accept payments presented by credit or debit card for a nominal fee or by echeck (ACH) from a bank account at no charge during regular business operating hours. Business operating hours are Monday – Friday from 8:30 a.m. – 5:00 p.m.

*Note: The HOA office cannot accept payments for accounts that are in collections.

Prepayment Plan Options are available to pay your HOA dues and offers many benefits.

1. To Split your dues into more manageable, monthly payments.
2. Avoid receiving one large statement during the holidays.
3. The earlier you sign up, the lower the monthly payment.

To participate, simply go to www.shadowcreekranchhoa.com, login to the Pay Online tab using ClickPay, then look for the “Auto Pay” option and follow the prompts.

COMMUNITY INFORMATION ACCESS

Shadow Creek Ranch HOA offers a web-based service that utilizes proprietary software to give you realtime information about your community and your homeowner account.

By logging on to your Village Portal

<https://villageofdiamondbay.connectresident.com/>

<https://villageofbiscaynebay.connectresident.com/>

<https://villageofemeraldbay.connectresident.com/>

<https://villageofreflectionbay.connectresident.com/>

<https://villageofreflectionbaygated.connectresident.com/> you will be able to, when available:

- View your account balance and history
- Be the first to know the latest news in your neighborhood
- See your community calendar
- Access the governing documents for your association
- Search frequently asked questions
- Read current and archived newsletters
- View account information, including your mailing address, phone numbers and email addresses registered to your account

SHADOW CREEK RANCH MEMBERSHIP ACCESS CARDS

Shadow Creek Ranch Membership Access Cards allow access to four (4) people per card at any of the community's four (4) popular swimming pools as well as the community amenity facilities during operating hours. The cards prevent unauthorized users from gaining entry while promoting communitywide safety.

To confirm your Shadow Creek Ranch Membership Access Cards are active email Shadow Creek Ranch HOA Member Services at Help@shadowcreekranchhoa.com. Include your **Property Address & Membership Access Card Numbers**.

Contact Shadow Creek Ranch HOA Member Services to report lost/damaged cards.

Replacement card costs are **\$100.00 per card**.

Membership Access Cards are available at the Shadow Creek Ranch HOA office..

GUEST POLICY

A guest is defined as anyone who does not live in Shadow Creek Ranch and does not have an SCR Membership Access card. Guests must be accompanied by a Shadow Creek Ranch Membership Access card holder. Residents are responsible for the behavior of their guests and must remain at the pool with their guest at all times.

Shadow Creek Ranch Resident Owners are issued (2)cards. Cards are ONLY issued to the property Owner of record. To obtain the Membership Access cards your account must be in good standing.

TRASH PICK UP DAYS:

Trash pick-up days are Tuesday and Friday. Heavy trash day is every Friday. Trash must be placed in plastic bags for pick-up.

Recycle: West of Kingsley- Tuesday

Recycle: East of Kingsley- Friday

Green Waste- Tuesday

Curbside Household Hazardous Waste call 1.800.449.7587 to schedule a pick-up.

Animal Control will provide formula for trash if animals are tearing into trash bags.

Frontier Waste: Recycle Bins: (City Issued)

The new recycle bins issued the City of Pearland must be stored out of view. They cannot be stored on the side of the home or in front of the house.

Please contact the City of Pearland for removal of the large Recycle Bin

City of Pearland will contact Frontier Waste and inform them the homeowner wants it removed.

(281) 652-1600 City of Pearland.

SCHOOL DISTRICTS:

Fort Bend Independent School District: 281.634.1000

Alvin Independent School District 713.436.0180

MAILBOX KEYS:

Contact the U.S. Post Office, 2700 Cullen Blvd. Pearland TX 77584 | Phone (800) 275-8777

A photo ID and closing documents are required for keys to be issued.

CLUBHOUSE:

The Village of Emerald Bay Clubhouse is located at: 11814 N. Clear Lake Loop. Rentals are available for Shadow Creek Residents.

Rental Fee is \$130.00.

Please contact the HOA office at 713.436.4563 or Help@shadowcreekranchhoa.com for additional information and reservation availability.

COMMUNITY LIGHTING:

Please report streetlight outages to <https://slo.centerpointenergy.com/>

Monument light outages should be reported to the HOA at Help@shadowcreekranchhoa.com or 713.436.4563

DOGGIE BUSINESS:

Attention dog owners: Please make sure your pet does its "business" in the privacy of its own home and not in your neighbor's yard. Pets must always be restrained.

REGISTER YOUR PET

All residents who reside in the city limits must register their pets with the City of Pearland. Only five pets are allowed per household. There is an annual fee of \$10 if your animal is sterilized and \$30 if your animal is not sterilized. Proof of current rabies vaccination must be provided. The licensing documents (to register your pet) can be found at all local veterinarian offices or the Animal Control office or you can register your pet [online](#).

PEARLAND ANIMAL CONTROL

2002 Old Alvin Rd
Pearland, Texas

MOSQUITO CONTROL: (Handled by counties)

Fort Bend: 281.342.0508 Brazoria-
281.864.1532

IS IT BROKEN?

Please report Common Area Work Orders to the HOA by visiting the website at:

www.ShadowCreekRanchHOA.com

(Log-in required) or contacting the HOA office by calling 713.436.4563 or by email

Help@shadowcreekranchhoa.com

ARC REQUIREMENTS:

All exterior change requests must be submitted to the Architectural Review Committee for review and written approval must be obtained prior to commencement of work.

There is a \$25.00 administrative fee (\$125.00 administrative fee for pools) and a \$25.00 post inspection fee for each application made payable by check or money order to your Village.

A copy of the lot survey is required for any home modifications excluding exterior paint. Color photos are required for all modifications List of materials, drawings should be included when applicable.

CHANGE OF ADDRESS?

Remember to notify the Homeowners Association office in writing of address changes. If you are leasing your home, the HOA needs to know. The HOA mails important information to the address on record unless notified otherwise.

STREET PARKING:

For the safety of our children and neighbors, if you have multiple vehicles, please park them in your driveway. Street Parking is not prohibited in Shadow Creek Ranch or the City of Pearland. Report illegal parking or safety issues to:

Pearland Police Dept. Non-Emergency **281.997.4100**
City of Pearland Code of Compliance **281.652.1766**

BRAZORIA-FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT 1

<http://www.bfbcmud1.com/>

The District generally meets on the first Friday of the month at 12:00 p.m. at the offices of [Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, Suite 2600, Houston, Texas 77027](#). In addition to the website, agendas for each meeting are posted at the Recreation Center at [14210 Windward Bay Drive, Pearland, TX 77584](#), and at the Brazoria and Fort Bend County Courthouses at least 72 hours before every meeting, and the Board of Directors invites all members of the public to attend its meetings. Please contact the District through the [Contact Us](#) page if you need confirmation of a Board meeting.

As a reminder, the City of Pearland operates our water and sewer system and provides garbage collection services. If you have any questions about your service, please call the City of Pearland at (281) 652-1603 or visit the following link:

<https://www.pearlandtx.gov/departments/public-works/water-production>



SHADOW CREEK RANCH

SHADOW CREEK RANCH MAINTENANCE ASSOCIATION, INC.

12234 Shadow Creek Parkway, Ste. 3-112 | Pearland, Texas 77584 | (713) 436-4563

Help@ShadowCreekRanchHOA.com www.ShadowCreekRanchHOA.com

SERVICE DIRECTORY LIST

After-Hours Emergency

To report an emergency to the Public Works department between 7 a.m. and 5 p.m. please call 281 652 1900. If you have a Public Works related emergency after 5 p.m. Monday through Friday or 24 hours a day on the weekend, please call 281 652 1900 and our answering service will contact the proper Public Works crews immediately.

| CITY DEPARTMENTS | PHONE | |
|---|----------------|--|
| Animal Services & Adoption Center | (281) 652-1970 | |
| City Secretary | (281) 652-1653 | |
| Communications | (281) 652-1625 | |
| Community Development | (281) 652-1768 | |
| Convention & Visitors Bureau | (713) 436-5595 | |
| Economic Development | (281) 997-3000 | |
| Emergency Water/Sewer After-Hours | (281) 652-1900 | |
| Engineering | (281) 652-1637 | |
| Finance | (281) 652-1786 | |
| Fire | (281) 997-5850 | |
| Fire Marshal/Emergency Management | (281) 997-4650 | |
| Fleet | (281) 652-1926 | |
| Human Resources | (281) 652-1763 | |
| Main Line (for general inquiries) | (281) 652-1600 | |
| Municipal Court | (281) 997-5900 | |
| Parks & Recreation | (281) 412-8900 | |
| Permits/Inspections | (281) 652-1638 | |
| Planning & Zoning | (281) 652-1770 | |
| Police | (281) 997-4100 | |
| Projects | (281) 652-1732 | |
| Public Works | (281) 652-1900 | |
| Streets & Drainage | (281) 652-1910 | |
| Tom Reid Library | (281) 652-1677 | |
| Water Billing / Garbage Pick up | (281) 652-1603 | |
| Westsid Library | (713) 436-0995 | |



SHADOW CREEK RANCH

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12234 Shadow Creek Parkway, Ste. 3-112 | Pearland, Texas 77584 | (713) 436-4563

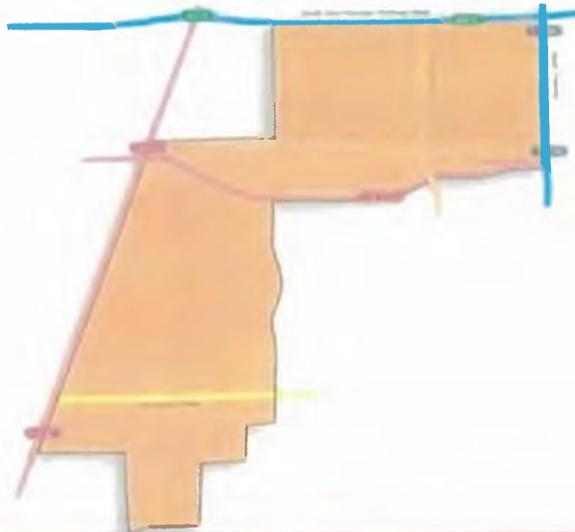
Help@ShadowCreekRanchHOA.com www.ShadowCreekRanchHOA.com

The Light Orange Shaded area below will receive the following services

Trash – Tuesday and Friday

Recycle – Tuesday

Green Waste – Tuesday



Borders include:

South of Beltway 8 and North of and including Mchard Rd/Shadow Creek
East of FM 521 and West of and including Kingsley Dr.



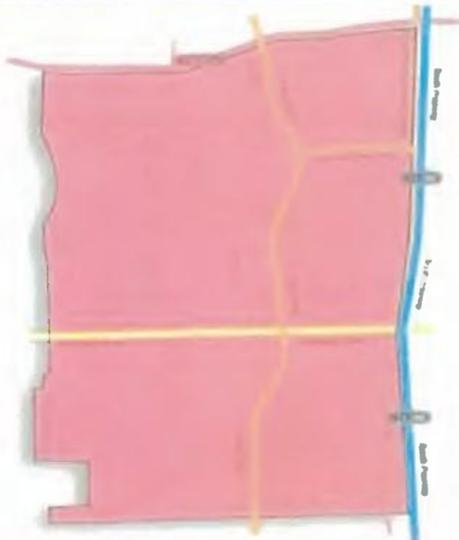
pearlandtx.gov

The Pink Shaded area below will receive the following services

Trash – Tuesday and Friday

Recycle – Friday

Green Waste – Tuesday



Borders Include:

South of Mchard Rd/Shadow Creek Pkwy.
East of Kingsley Dr. and West of TX 288



pearlandtx.gov

SHADOW CREEK RANCH

12234 Shadow Creek Parkway, # 3112, Pearland, TX 77584
Help@shadowcreekranchhoa.com / 713.436.4563
www.ShadowCreekRanchHOA.com



| OWNER / RESIDENT INFORMATION | |
|--|--|
| OWNERS ARE REQUIRED TO PROVIDE THE ASSOCIATION WITH THE FOLLOWING INFORMATION WITHIN THIRTY (30) DAYS OF ACQUIRING AN INTEREST IN A PROPERTY. | |
| Property Address: | Owner <input type="checkbox"/> Resident <input type="checkbox"/> |
| Full Name: | Mr. <input type="checkbox"/> Ms. <input type="checkbox"/> Mrs. <input type="checkbox"/> Dr. <input type="checkbox"/> |
| Mailing Address: | City: State: ZIP: |
| Home Phone: | Mobile Phone: |
| Work Phone: | Other: |
| E-Mail Address: | |
| SPOUSE / OTHER RESIDENT INFORMATION | |
| Name: | Mr. <input type="checkbox"/> Ms. <input type="checkbox"/> Mrs. <input type="checkbox"/> Dr. <input type="checkbox"/> |
| Business Phone: | Mobile Phone: |
| Email Address: | Other: |
| Amenity Card Number: | Amenity Card Number: |
| Amenity Card Issued on: | |

I acknowledge that I have received a copy of the Shadow Creek Ranch HOA amenity rules and the Membership Access card noted herein. I understand that I am fully responsible for **ALL PERSONS** using this card key including, but not limited to, all association members, guests, and tenants. I agree to follow the guidelines set forth therein and as may be amended from time to time, and that failure to do so may result in a suspension or revocation of privileges to use the pool and/or recreational facilities, and further, that monetary fines may be imposed upon me as a result of any violation of the amenity rules. In the event that my amenity card is lost or stolen, I understand that I must notify SCR immediately to avoid possible charges to my account, and I will pay the **prevailing fee for the replacement of my card of One Hundred Dollars (\$100.00)**. I acknowledge that the fee may increase in the future. The lost or stolen card will be deactivated.

IN CONSIDERATION FOR BEING GRANTED POOL/RECREATIONAL FACILITIES ACCESS, I AGREE THAT THE USE OF ALL FACILITIES IS AT THE SOLE RISK OF THE USER. I FURTHER UNDERSTAND THAT THE USE OF ALL FACILITIES IS UNSUPERVISED AND THAT ACCIDENT, INJURY, OR DEATH MAY OCCUR AS A RESULT OF USE. I HEREBY AGREE TO DEFEND, INDEMNIFY, AND HOLD HARMLESS SHADOW CREEK RANCH AND FIRSTSERVICE RESIDENTIAL INCLUDING THEIR AGENTS, AND EMPLOYEES, FROM AND AGAINST ANY AND ALL CLAIMS, DEMANDS, CAUSES OF ACTION, AND/OR LIABILITY ASSOCIATED WITH USE OF THE POOL AND/OR OTHER RECREATIONAL FACILITIES BY MYSELF, MY FAMILY MEMBERS, GUESTS, TENANTS, AND INVITEES.

Owner Signature: _____ Date: _____

Return this form to the address below:
SHADOW CREEK RANCH: 12234 Shadow Creek Pkwy Suite 3112 Pearland TX 77584
Email: help@shadowcreekranchhoa.com Phone: 713.436.4563

OFFICE USE

VERIFY ACCOUNT STATUS: _____

INDICATE CONNECT PROCESSED: _____ (Initial) PROCESSED BY: _____ (SCR ONLY)

PAYMENT INFORMATION (if applicable) _____ CLICK PAY REF # _____ DATE: _____