

**Two Waterway Condominium
Three Waterway Court, The Woodlands, Texas 77380**

Monthly Assessment Coverage

Outside the Building

1. Twice weekly cleaning of the pool and spa
2. Repair of pool and spa when damaged
3. Cleaning of the Gas Grill located in pool area
4. Repair of grill when needed
5. Cleaning and repair of pool patio and furniture
6. Weekly maintenance of lawn, bushes and flowers
7. Seasonal changes of flowers
8. Maintenance of fences and railings
9. Maintenance of 13 security cameras
10. Maintenance of entry gates
11. Control of access points into the building (fobs)
12. Exterior window washing twice yearly
13. Repair of any water leakage occurring outside the building
14. Maintenance of common area air conditioning located on the rooftop
15. Cleaning of garage area
16. Disposal of trash in located in garage twice weekly
17. Monthly pest control service

Inside the Building

1. Weekday cleaning of floors (common areas)
2. Repair of common areas nicks, chips, etc.
3. Changing common area air filters
4. Maintenance and inspection of elevators
5. All gas bills covered by the association
6. All water bills covered by the association
7. Maintenance and inspection of Fire Control Systems
8. Inspection of water heater and air conditioning drains
9. Inspection of dryer lint traps in building
10. Maintenance of water pumps

11. Maintenance of emergency generator and lighting
12. Insurance coverage of building including as built policy for homeowners.
13. Management enforcement of condominium documents and rules for all owners
14. The common areas inside the building have recently been renovated to modernize the overall appearance within the building.

Advantage for Homeowners

1. No water bills
2. No gas bills
3. Electric charges for only the unit which is metered separately
4. Owners purchase Condominium insurance for personal contents and liability (most insurance policies are between \$700-\$800 per year at the owners cost)
5. Security of controlled access building and garage area
6. Parking and storage areas are part of the unit price and incur no extra monthly fees
7. Able of lock and leave for vacations knowing management staff will be on site in case of emergencies
8. Walk to all Town Center events (CWMP)
9. Able to walk to over 40 different restaurants located in Town Center and Hughes Landing
10. Two blocks away from movie theatre
11. Walking distance to The Woodlands Mall
12. Property managed by professional firm
13. Waterway views from all units
14. Popular viewing of over 100 koi fish
15. Two major hotels within short distance from the condos for your guests if not staying with you.