

FOUR SEASONS HOUSTON PRIVATE RESIDENCES

1111 Caroline Street, Houston Texas 77010

56 Luxury Private Residences | Information for 2025



RESIDENCES + SERVICES

- Hotel opened on April 15, 1982 with 128 apartments and on March 1, 2004 the top five floors incorporated into 56 condo.
- 56 Private Residences, all sold and occupied
- Basic Services: Dedicated 24 hour Concierge, 24-Hour Room Service, 24-Hour Gym Access, Pool Access, Laundry Room Access, Four Seasons Residential Portal on Four Seasons App
- Hotel Staff Support: Security, Guest Service Agents, Housekeeping, Engineering, IT, Accounting
- A la Carte Services: In Residence Housekeeping, In Residence Engineering, In Residence Dining, Laundry Services, Spa Services
- Events: Curated experiences throughout the year
- Special Discounted Services: Complimentary Daily Valet Parking and Special Overnight Rates for Residents' Guests, Competitive Valet Laundry Services, 20% off F&B outlets, 25% off Spa & Retail, Special Room Rates at HFS for Family & Friends

HOA + HOMEOWNERS

- HOA Legal Name: Private Residences Condominium Association, LLC
- The Private Residences Condominium HOA Board has three director positions
- Governing Documents: Declaration (CC&R's), Bylaws, Rules & Regulations, Management Agreement

FINANCIALS

- 2025 Assessment is \$1.372 per sqft/month
- Association fees resulting in the transfer of a unit to another. Address checks to Private Residences Condominium Association, LLC
 - Transfer Fee \$300
 - Resale Form \$150
 - Questionnaire \$250
 - Upfront Dues is one month of HOA fees
 - Required contribution to the Capital Reserves is equivalent to three months of HOA dues, this is nonrefundable
- Proof of Insurance required
- Refinance Questionnaire Fee \$250
- A 5% late fee applies if monthly fees and incidentals are over five business days late

PEOPLE

- Director of Residences, Michelle Smith
 - 713-652-6207, michelle.smith@fourseasons.com
- Director of Finance, Verena Cocquerel
 - 713-650-1300, verena.cocquerel@fourseasons.com
- Residential Concierge
 - 713-652-6294, fsp.hfs@fourseasons.com

Building Description

- Basement: Parking, Engineering Offices
- Lobby Level: Residential and Hotel Lobby Entrance, F&B Outlet, Boutiques, Four Seasons Management Offices
- 2nd Level: Meeting Space, Four Seasons Management Offices
- 3rd Level: Meeting Space, F&B Outlet, Skybridges to neighboring towers
- 4th Level: Pool, Spa, Health Club, Hotel Pool Rooms
- 5–20th Levels: Hotel Rooms
- 21–25th Levels: Hotel Residential Suites
- 26–30th Levels: Private Residences

Shared Common Areas

Elevators
Roof
Mechanicals/Chiller/Boiler
Residential Lobby
Caroline Street Entrance Drive
Exterior of Building

Exclusive HOA Area

Condo Corridors

Labor + Service Allocations

- Annual Financial Audit
- Basic Cable
- Building Insurance
- Capital Contributions
- Cleaning Supplies
- Community Events
- Contract Services:
 - Pest Control in common areas
 - Overnight Cleaners
 - Floral Lobby Decorations
- Landscaping
- Electricity in Common Areas
- Four Seasons Management Fee
- Gym and Spa Access
- IT Licensing
- Property Operation & Maintenance (plumbing, heating, A/C, life safety system)
- Residential Labor
- Trash Removal
- Water

Move-in and Renovation Rules & Guidelines available on request from Director of Residences