

Useful Property Information

The name and number of your HOA? SBB Houston, LLC (Formerly LEAD A.M.) on behalf of Harper's Preserve Community Association Inc. (281) 857-6027 [HOA Company's Website](#)

How much are the HOA fees, and how are they paid, monthly, annually etc? \$1,130 annually plus \$174 mowing fee per quarter. You can choose how you pay. Total is ~\$1,826.

What comes with the HOA? To use the clubhouse for a party etc, there is a separate fee and a booking process. Access to both Pool Barns and all the playgrounds and some free events at the community centers comes with HOA. E.g., easter egg hunts, summer programs etc. Constant communication is sent out to inform about community events. Santa comes by in Dec driving around the neighborhood with the fire truck. Usually after 6.30pm. A key fob is required for the pool access.

What day(s) is the trash picked up? Monday and Thursday

Does the area flood and has the house ever flooded? No the house has never flooded. Furthermore, we have had the screened backyard since 2017 before Harvey and it has survived all hurricanes and storms to date.

When were the Solar Panels put on the house, is there a remaining balance (I think you said NO to this before) and how much? Solar was installed in 2023, there is no lien on the house, and it was financed personally therefore the new owner has no financial liability because it is Owned (not leased), financed but no lien on the house. The solar panel has significantly helped to reduce the electricity bills especially during summertime.

When were the carpets last cleaned professionally? In 2021 and there are no pets, and the house was a no shoes house. i.e. no footwear in the house.

How old is the Roof, and when was it last repaired or replaced? The roof is as old as the house. 2016. Not replaced.

How old is the AC unit? If there are two, please answer for both. AC unit is as old as the house 2016. We replaced the coil for the upstairs AC in 2021.

Do you have a pool company that you use, if so, provide their information? Regal Pools built the pool for us in 2016 and they maintained it till they were bought by PoolTEC & Spa. We have also used BluTech Pool Services LLC.

Do you have a landscaping/yard guy that you use or prefer, if so, provide their information? The front yard and common areas are managed by the community. That is the mowing fee paid quarterly. The back yard has turf grass and thus minimal maintenance since there is no real grass at the back.

I don't recall the house having a mailbox, I may have missed that. If the mailbox is attached to the house, disregard this question. If it is in the community, where is it located and what is the box number? The mailbox is located at the end of the street on the way in/out of the community. It is #13.

Do you have keys to the house? Door keys, garage key or remotes, etc? We have 4 garage remotes. There were no keys made.

If there is more helpful information that I should know that you two can think of, please type it here. The more that I know about the home the better.

- Entertainment system – House comes with a projector in the media room
- House is fully pre-wired for speakers and entertainment systems.
- House has a built-in centralized vacuum.
- Pest control service is seamless without the need to access inside the house. Inbuilt pest control access to the inside for easy service.