

# IMPORTANT INFO



CLAY RESIDENTIAL

## PART OF SG2 HOMEOWNERS ASSOCIATION

Upon move-in, Marvida residents will appreciate the professional property management company and all the services they provide.

### 2026 ANNUAL FEES

Annual Assessments.....\$1,350

### ONE-TIME FEES AT CLOSING

New Account Set-Up Fee.....\$75  
S-G II Association Transfer Fee.....\$343.33  
PMG Association Transfer Fee.....\$220  
HOA Resale Certificate\*\*.....\$435 - \$500

\*\*Paid outside of closing

### ADOPT-A-SCHOOL FUND

Builder to Owner for New Home Buyers....\$372.50

Paid only at sale of property, no proration.

### CRYSTAL LAGOON FEES - BEACH CLUB

Per Year.....\$400  
(if/when construction starts, this fee is charged the following January 1)

### 2025 PROPERTY TAX RATES

Harris County.....0.75628900  
HC Mud #165.....0.82000000  
HC Mud #165-Defined Area 2.....0.58000000  
Cypress Fairbanks ISD.....1.08690000  
Total.....3.24065900

### HOA CONTACT

Associa Principal Management Group of Houston  
11000 Corporate Centre Drive, Suite 150, Houston, TX 77041  
832-698-4490 | 832-698-4490 | AssociaOnline.com

## RESIDENT AMENITY LOCATIONS



### CANYON LAKES WEST — THE GROVE

Clubhouse, Fitness Facility, Junior Olympic Pool, Splashpad and Playground

### MIRAMESA — AMENITY VILLAGE

Clubhouse, Fitness Facility, Resort-Style Pool, Covered Pavilion, Dog Park and Playground

### CANYON LAKES WEST — THE MANOR AMENITY VILLAGE

Clubhouse, Fitness Facility, Resort-Style Pool, Covered Pavilion and Playground

### THE COMMONS AT BRIDGE CREEK

Clubhouse, Fitness Trail, Resort-Style Pool, Covered Pavilion, Playground, Dog Park, Butterfly Trail, Food Truck Court and Event Lawn

### MARVIDA

The Island Amenity Village Include:

A Clubhouse, Lazy River, Pool, Tennis Court, Dog Park, Sand Volleyball, Splash Pad, Playground, Bocce Ball Court, Pickleball Court, Basketball Court and Much More!

## YOUR COMMUNITY

PMG of Houston 713-329-7100

### ON-SITE OFFICES AND GATE ATTENDANTS

CLW Cubhouse Office.....281-855-0984  
CLW Guard Attendant.....281-858-6100  
Miramesa Clubhouse.....832-698-4490  
Houston National Golf Club.....281-304-1400

### PROPERTY TAX

Harris County Appraisal District.....713-224-1919  
Cy-Fair ISD.....281-897-4014  
Property Tax: MUD #165.....281-861-6215

### POLICE AND FIRE

Emergency.....911  
Harris County Sheriff.....713-221-6000  
Precinct #5 Constable.....281-463-6666  
Cy-Fair Volunteer Fire Station.....713-466-4073  
Ambulance.....713-466-6161  
Texas DPS.....281-232-4334

### PRIVATE PATROL

Allied Patrol #1 317-693-9761  
Allied Patrol #2 317-709-1793

### US POST OFFICE

16635 Spring Cvpress, Cypress, TX 77429-9998  
281-373-9125

### SCHOOLS

Cy-Fair ISD District Office.....281-897-4000  
Walker or Andre Elementary School  
Rowe Junior High School  
Cy-Park High School  
[www.cfisd.net](http://www.cfisd.net)

## UTILITIES

CenterPoint Energy.....713-207-2222  
Comcast.....800-266-2278  
AT&T Uverse.....866-298-1161  
(Cable Television)

Power To Choose.....966-797-4839  
(Electricity: Contact your provider)

CenterPoint Energy.....713-659-2111  
(Gas)

Harris County MUD #165.....281-861-6215  
Eco Resources (Water)

Best Trash.....281-313-2378  
(Trash Pick-Up)

AT&T.....866-299-6824  
(Internet)

En-Touch.....281-225-1000  
(Alarm Monitoring)

### PUBLIC SERVICES

Harris County Toll Road Auth.....281-875-3279  
Voter Registration.....713-224-1919  
Auto Registration.....281-463-2341  
Cy-Fair Chamber of Commerce....281-955-1100  
Metro Park and Ride.....713-635-4000  
Lone Star College Library.....281-290-3200  
Gulf Coast Reg Blood Center.....713-790-1200

### MEDICAL

Cy-Fair Medical Center.....281-890-4285  
North Cypress Medical Center.....832-912-3500  
Poison Control.....800-222-1222

### ANIMAL CONTROL

Harris County Animal Control.....281-999-3191  
Texas Wildlife Center.....743-162-8972

NEW HOMES FOR SALE | 281.698.0160

Brokered By  
**BLAIR**  
Realty Group