



Welcome to First Colony! Your home is in a master-planned community governed by First Colony Community Services Association, Inc. (FCCSA). We have well-trained, experienced staff on site that can assist you in any way to make living here more enjoyable. The FCCSA office is located at 4350 Austin Parkway Sugar Land, 77479. The office is open Monday – Friday from 8:00 am to 5:00 pm.

This welcome packet includes a wealth of information about FCCSA, and the surrounding community. At closing, you should have received a flash drive that includes important informational documents that govern the Association. These documents are revised periodically, and the flash drive may not have the most current information. You can always find the most up-to-date information on our website www.firstcolony.org.

Each neighborhood has up to three Neighborhood Representatives. Neighborhood Representatives are a vital part of the communication chain between residents and FCCSA. To inquire about who your neighborhood representative is, please send an email to **community@firstcolony.org**.

Thank you and welcome home!

A handwritten signature in purple ink, appearing to read "P. Vargas".

Pamela Vargas
Director of Community Relations
Pvargas@firstcolony.org

Welcome Packet from First Colony Community Services Association

1. FCCSA ORGANIZATION

What is First Colony Community Services Association (FCCSA)? – It is a non-profit organization registered with the State of Texas and managed by a duly-elected Board of Directors. Its purpose is to maintain all common areas and govern the community in accordance with the provision of legal documents such as Covenants, Conditions & Restrictions, Bylaws and Certificate of Incorporation.

Board of Directors - The FCCSA Board of Directors, as led by their slate of officers, is responsible for directing the operation of and planning for the future for FCCSA and its membership, to ensure that its objectives, as stated in the by-laws and Declaration, are met. The Board consists of seven members elected by the property owners of FCCSA for staggered three-year terms. The Board meets monthly, and these meetings are open to the general membership.

Neighborhood Representatives - Each residential neighborhood within FCCSA elects up to three representatives to serve a one-calendar-year term. Representatives are a vital part of the communication chain between residents and the Association. They can also help create a “sense of community” within their respective neighborhoods through programs such as the Yard of the Month, holding neighborhood meetings, socials, and by creating neighborhood newsletters to be distributed through the bi-monthly publication of the community newsletter.

Committees - Committees are responsible for working with certain aspects of the Association's operations or for carrying out specific projects. Each Committee has a Charter that outlines its responsibilities. Committees, in general, do not have authority to make decisions or expend funds but rather act in an advisory capacity to the Board. Committees generally contain a combination of Neighborhood Representatives and other residents.

Task Forces - From time to time, certain issues important to FCCSA arise, for which a task force is put together. This group would be charged with researching and responding to the issue, most of the time by recommending a policy that would resolve a problem. Task forces are temporary committees, which are disbanded at the time an issue is concluded.

Management – FCCSA maintains a management staff under the leadership of an Executive Director who is appointed by the Board of Directors. The staff is responsible for the day-to-day operations of the Association and works closely with the Board of Directors, Neighborhood Representatives, and Committees/Task Forces. A current list of Association staff and Board of Directors can be found on the website www.firstcolony.org.

Contact information for FCCSA Office -

FCCSA Main Office
4350 Austin Parkway
Sugar Land, TX 77479
Phone: 281-634-9500
www.firstcolony.org

General Inquiries: community@firstcolony.org
Community Standards: communitystandards@firstcolony.org
Landscaping: landscape@firstcolony.org
Recreation: parksandrec@firstcolony.org
Accounting: acctg@firstcolony.org
Operations: operations@firstcolony.org
Board of Directors: board@firstcolony.org

2. FCCSA MEMBERSHIP

All property owners (residential as well as non-residential) in FCCSA become members of the Association at the time they accept the deed to their property.

Your Annual Assessment - Assessments are billed annually. The assessment statement is mailed mid-November and due January 1st. Payments must be received by January 31st to avoid interest and late charges. If you do not receive your assessment in the mail by December, please contact the accounting department at acctg@firstcolony.org. You can pay your assessment in our office, online, or you can mail your payment to the lockbox. Cash is not accepted at the office. FCCSA can approve installment plans under a written agreement if an owner is unable to pay the assessment in full by the due date. You can apply for a payment plan on our website at www.firstcolony.org.

Member Voting Rights - Each residential unit receives one vote. Non-residential (tract) owners vote and pay assessments relative to the amount of property owned - one vote or billable unit for every 7,500 square feet of land. The residential membership is 75% of the Association and non-residential is 25%.

Condos and Townhomes - Condominium and townhome neighborhoods in First Colony not only belong to FCCSA but also have separate associations to take care of the special needs of those communities. Recreations facilities are not available to members who live in Condos and Townhomes unless they pay the recreation fee portion of the assessment.

The following neighborhoods are part of the FCCSA (number of lots developed in each neighborhood are in parentheses):

Single Family Residential

Alcorn Bend (140)
Austin Meadow (218)
Austin Park (275)
Briarwood (18)
Colony Cove (82)
Colony Creek (72)
Colony Meadows (238)
Colony Oaks (49)
Colony Park (116)
Colony Woods (56)
Cove at Crescent Lakes (43)
Creekshire (235)
Crescents on the Green (57)
Cypress Glen (67)
Cypress on the Green (49)
Edgewater Bay (78)
Edgewater Gardens (38)
The Enclave (77)
Enclave at Grants Lake (41)
Englewood Place Estates (108)
Hall Lake (104)
Heritage Colony (545)
Lake Pointe, Towne Ct-sec 2A (18)
Lake Pointe, Commons (46)
Lake Pointe, Towne Ct –sec A (20)
Lake Pointe, Towne Ct – sec 2A (19)
Lake Pointe, Brownstones (41)
Lake Pointe, Creek Bend (87)
Lake Pointe, The Villas (18)
Lake Pointe, Enclave (101)
Lake Colony (399)
Lakefield (427)
The Lakes (161)
Lakes of Austin Park (239)
Lakes of Edgewater (159)
Landing at Crescent Lakes (42)
Landing at Grants Lake (64)
Lexington Colony/Lexington Village (528)
Magnolia Plantation (199)

Meadow at Crescent Lakes (96)
Meadow Lakes (123)
Oaks of Alcorn (262)
Old Mill Park (29)
Oyster Creek Plantation (202)
Oyster Point (117)
Park at Crescent Lakes (141)
Plantation Bend (375)
Plantation Colony (227)
Plantation Creek (436)
Plantation Park (96)
Plantation Settlement (138)
Plantation Trails (204)
Riverbend North (212)
Riverbend South (106)
Stephens Grant (79)
Sugar Crossing (71)
Sweetbriar (68)
Sweetwater - Sect 1 (169)
Sweetwater – Sect 2 (59)
Sweetwater – Sect 3 & 3A (41)
Sweetwater – Sect 4 (60)
Sweetwater – Sect 6 & 6A (20)
Sweetwater - Sect 7 (54)
Sweetwater - Sect 8 (36)
Sweetwater - Sect 9 (7)
Sweetwater - Sect 10 (11)
Sweetwater Estates (20)
Sweetwater Townhomes (30)
Sweetwater Court Townhomes (26)
Town of Grants Lake (243)
Travis Park (60)
Villas of Sweetwater (50)
Williams Crossing (47)
Williams Glen (107)
Williams Park (24)
Woodstream (432)

Townhomes and Condominiums

Grants Lake Townhomes (160)
Grants Lake Tempos (134)
Sweetwater Townhomes (30)

Towns of Grants Lake (243)
2711 Grants Lake (80)
Villas of Sweetwater (50)
Sweetwater Townhomes (30)
Sweetwater Court Townhomes (26)

Apartments

Austin Colony (Austin Parkway @ Lexington)
The Edgewater (Settlers Way @ Hwy. 6)
The Crescent (Hwy. 6 @ Fluor)

Non-Residential

Retail Centers throughout First Colony
Restaurants throughout First Colony
Professional Offices throughout First Colony
Day Care Facilities throughout First Colony
Schools & Churches throughout First Colony
Banks throughout First Colony

Associations of First Colony - The Associations of First Colony was developed to address common maintenance issues for all owners that live within the First Colony area. This organization is made up of FCCSA, FCPOA, Colony Grant Homeowners Association, Community Association of the Highlands, Settlers Park Homeowners Association, Sugarwood Homeowners Association, and Chimneystone Homeowners Association. These areas have their own homeowners' associations and facilities and are not considered part of FCCSA.

- Avalon (800)
- Chimneystone (564)
- Colony Bend, Colony Grant, and Williams Grant (1196)
- Colony Village and The Highlands (906)
- Commonwealth (1133)
- Commercial businesses surrounding First Colony Mall (First Colony Property Owners Association - FCPOA)
- Fairmont Apartments
- First Colony Mall
- Lions Head Apartments (Lexington Boulevard)
- Rivercrest Apartments (Lexington Boulevard)
- Settlers Grove and Settlers Park (966)
- Sugarwood (261)

**The number of lots associated with the neighborhood are in parentheses.*

3. RECREATION FACILITIES AND PROGRAMS

The FCCSA owns and operates twelve (12) swimming pools for the use of members and their guests. Neighborhood pools open during the summer season (May through September, exact schedule for each pool varies and is published before the start of the summer season).

Aquatic Center Lap Pool

The lap pool at the Aquatic Center is a 50-meter by 25-yard heated competition fitness pool that is open year-round. There is no lifeguard on duty at this pool. An access card is required to access this pool. To receive an access card, a \$100.00 deposit and a signed liability form are required.

Swim at Your Own Risk Pools

The Austin Park pool and The Lakes pool are swim at your own risk pools. These pools require an access card to swim at the swim at your own risk pool. The cost for the access card key is \$10.00.

If you would like to obtain an access card for each of these pools, you can do so at the FCCSA office located at 4350 Austin Parkway, Sugar Land, 77479. The office is only able to accept payment in the form of a check, cashier's check, or money order (cash or credit cards not accepted). Our office business hours are Monday – Friday, 8 am to 5pm.

Aquatic Center Pool

The Aquatic Center Leisure Pool is located next to the Olympic class lap pool and has been designed with multi-generational use in mind, to provide fun opportunities for all ages.

The pool and its related features will exist inside a gated area and is available to FCCSA members and their guests only. Features of the pool include the following:

- lazy river
- beach entry area
- large waterslide that accommodates inner tubes
- vortex pool
- large splash pad
- small slide & water features for children

Outside of the pool, the Aquatic Center Park site features the following:

- expanded parking area
- 2 kayak/canoe launches
- 2 scenic lake overlooks
- expanded trail
- bocce ball courts
- disc golf
- 2 lighted volleyball courts

Pool Locations in FCCSA

Aquatic Center (Lap Pool & Water Park)	4350 Austin Parkway
Alcorn Oaks	2828 Alcorn Oaks Drive
Austin Park <i>Swim at your own risk</i>	3502 Mesquite Drive
Creekshire	1907 Creekshire Drive
Crescent Lakes	4777 Oxbow
Heritage Colony	3320 Double Lakes Drive
The Lakes <i>Swim at your own risk</i>	2000 Meadow Lakes Drive
Lexington Colony	1314 Sheffield
Magnolia Plantation	2822 Plantation Trail
Woodstream	3301 Larkwood Lane

Pool Pass Information

Pool Passes are issued digitally through CellBadge. Registration is required to access the pools that are not swim at your own risk facilities. You only need to register once, not every season. CellBadge allows FCCSA to control access to lifeguarded pool facilities and the Oyster Creek Boathouse (for kayak rentals). Staff running those facilities can access a real-time database to view your online registration to ensure who has valid access to FCCSA facilities. Lifeguards and boathouse staff identify patrons by homeowner's last name and street address. CellBadge lists all family members associated with the home and lets lifeguards and staff know if they have a valid, invalid, registered, or unregistered access status.

How do I register?

1. Add your FCCSA pool pass online at <https://firstcolony.cellbadge.com/Register>
2. Go to the "Not Approved Yet? You need to register" section. Fill out the initial Add Request form.
3. Once your registration is verified, then you will receive an email message to complete your registration. Your registration will remain pending until you complete the next step.
4. Follow the link in the email and fill out the "Registered Previously or Approved" section. Enter in your email address and mobile number and hit the "Request PIN" button.
5. The PIN number will be sent via text to your mobile number and your email address. Enter the PIN number at the prompt.
6. Once you are into your account, complete your name and information. Add every member of your household that is living at the FCCSA address. Do not add anyone not living at the home; they can come to the pool as a guest. Maximum of 8 people allowed in per household.

Allow until the next business day for your verification email if you register after hours or over the weekend. Please register early so that you will be approved to use the facilities when they

open for the season. When going to the facilities, please make sure to bring a photo ID (driver's license) as proof of residency.

Tennis & Pickleball Courts

For tennis and pickleball enthusiasts, FCCSA has six (6) lighted **tennis courts** at two (2) locations and two (2) lighted dedicated pickleball courts at Lexington Colony. One of the tennis courts at Lexington Colony can be used for tennis or pickleball. Residents must have a key to access the courts. Members can pick up a key at the FCCSA office (4350 Austin Parkway, Sugar Land, 77479) by providing a \$20 refundable deposit, payable by check, money order, or a cashier's check, we are unable to accept cash or credit cards.

- Lexington Colony (four tennis courts plus double practice walls, 1 tennis court can convert to a pickleball court) - 1314 Sheffield Drive
- Lexington Colony (two pickleball courts) – 1314 Sheffield
- Woodstream (two courts) - 1302 Larkwood Lane

FCCSA has a tennis/pickleball court reservation system. DaySmart Appointments will allow residents to schedule a court that meets their needs. No more first come first serve unless the court has not been reserved online. The one dual use court IS a first come, first serve court. FCCSA approved tennis/pickleball lessons and leagues will be scheduled in the system as well and will continue to take precedent. No resident will be allowed to reserve more than one court on any given day to give all residents an opportunity to play. Please cancel your reservation if the time no longer works for you. If you are 15 or more minutes late for your reservation, the court will revert to first come, first serve.

The link to DaySmart Appointments is <https://booknow.appointment-plus.com/b6L56ers>. You will need to create an account when you visit the first time. After you register, FCCSA will be notified and then will confirm that you are a resident of FCCSA. After we confirm your residence, you will be able to start reserving a court. Please allow until the next business day for us to confirm your registration if you register after hours or over the weekend. Limit of two registrations per household.

Parks and Playgrounds

There are numerous playgrounds and parks available to residents throughout FCCSA.

There are several lakes and waterways, which help provide a distinctive appeal to First Colony. Lakes include Aquatic Center, Crescent Lake, Edgewater Lake, The Lakes, Brooks Lake, Hall Lake, Grants Lake II, and Grants Lake III. Please note that the private lakes are not available for public use. Motorized boats or skis are not allowed in FCCSA lakes. Canoes, small sailboats, and windsurfers are allowed where access points are available. Recreational fishing is allowed during daylight hours. Swimming is not allowed at any time.

Heritage Colony Clubhouse

The Heritage Colony Clubhouse is available to members of FCCSA to rent. The clubhouse is located at 3320 Double Lake Dr. Missouri City, TX 77459. It has a capacity to hold 40 people. Amenities include a kitchen with a full-size refrigerator, microwave, four (4) 6ft round tables, four (4) 6 ft rectangular tables, and forty (40) chairs. Access to the pool area during the summer season is

available for an additional charge. A security deposit of \$225 is required. We only accept checks, and the deposit is refundable if there is no damage. The rental fee is \$30 an hour with a 2-hour minimum. There is a processing fee of \$25 for all rentals altered/changed or cancelled with less than 48 hours' notice of the rental date. For more information or to check availability, call our office at 281-634-9500.

Kayaking at the Oyster Creek Boathouse

FCCSA members can check-out kayaks at the Oyster Creek Boathouse and kayak on Brooks Lake. The Boathouse is open Saturdays and Sundays during the season (usually April -October). You must be 21 years of age or older to check-out a kayak; rowers under 21 must be accompanied by an adult. The boathouse is located at 15910 Creekbend Dr. For more information go to www.firstcolony.org under Amenities or call 281-634-9555.

4. COMMUNICATIONS WITH FCCSA MEMBERS

- **First Colony Compass** – FCCSA publishes a monthly newsletter to all residential and commercial members. The newsletter provides current news on community issues/events, up-to-date Association business and helpful articles. The newsletter is mailed out bi-monthly and is available for viewing on the FCCSA App and website monthly.
- **Website – www.firstcolony.org** - The FCCSA website is your source for all Association information. The website offers a plethora of information to make your life easier.
- **E-Blast** – Sign up for our weekly eblast that shares important association information as well as Board meeting dates and agendas each month.
- **Social Media** – Like and follow us on Facebook and Instagram @firstcolonycsa for fun announcements, photos, and event information.
- **FCCSA Mobile App** – The FCCSA mobile app allows residents to view the calendar of events, recreation information on classes, map of the facilities, pool hours, Frequently Asked Questions (FAQ), and signs you up to receive the weekly email blasts sent out by the Association. The app also allows you to receive notifications directly to your phone for facility closures, important updates, community emergencies, meeting and event reminders and much more! Make sure you enable “push notifications” if you want to receive important messages from us! Visit the Apple or Google Play Store to download the app by searching for FCCSA (Alosant).
- **On-Site FCCSA Office** – When Association business matters require personal interaction, the FCCSA staff is available for assistance at the FCCSA office. The office is located centrally in the community at 4350 Austin Parkway, Sugar Land, 77479. The office is open Monday through Friday from 8:00 a.m. – 5:00 p.m. The office is closed on Saturdays and Sundays and on major holidays.
- **Neighborhood Representatives** - The FCCSA Neighborhood Representative program is one of FCCSA's most important methods of maintaining communication with the membership. The FCCSA Board and staff maintain ongoing communication with the elected Neighborhood Reps through quarterly meetings, electronic communication, and other correspondence. When community matters arise that relate to a specific neighborhood(s), FCCSA will work closely with the Neighborhood Representatives to assist in keeping the members informed of the matter and how it is being addressed.

5. COMMITTEES AND TASKFORCES

Committees are set up by the FCCSA Board of Directors as needed to help in various areas as set forth in their committee charter. Committees generally contain a combination of Neighborhood Representatives and other members. The current FCCSA committees are described below:

- **Property Improvement Committee** - Reviews and approves the plans for any property improvements to existing homes such as new roofs, storage buildings, new fences, patio covers, swimming pools, etc. PIC reviews and approves the plans for all custom homes and the floor plans and elevations for every production home series in the FCCSA and reviews all FCCSA non-residential plans.
- **Landscape Committee** – Responsible for making recommendations regarding common area landscaping in FCCSA.
- **Finance Committee** – reviews the finances of FCCSA and makes recommendations.
- **Communications Committee** – discusses improvements in the communication process within FCCSA.

6. BUDGETS AND ASSESSMENTS

The annual process to set FCCSA's Operating, Reserve and Capital Budgets begins mid-year. The first drafts of the budget are prepared through a combined effort of the Board, Staff, and input from the Membership. A draft of the Budget is presented to the Board in August and September and a final version is presented to the Board for approval in October. All members of the Association receive a copy of the budget with their assessment statement in November.

The assessment consists of three components:

The **General** portion is paid by all members and pays for most FCCSA expenses including landscaping, park and lake maintenance, street lighting, deed restriction enforcement, financial management, legal services, contribution to reserves - capital projects, office expenses, insurance, and taxes.

The **Recreation** portion is only paid by single family residential owners and pays for the cost of operation and maintenance of the pool and tennis facilities, recreational programs, and contributions to recreational reserves and capital projects.

Some neighborhoods pay an additional **Neighborhood Assessment**, some mandatory, some voluntary. These funds are used for special services or features in that neighborhood.

Commercial property (tract) owners are charged one General Assessment for each 7,500 square feet of property.

7. DEED RESTRICTION ENFORCEMENT

One of the main functions of any community association is to make sure all units, residential and non-residential, are complying with the terms of the governing documents. The use restrictions for FCCSA are contained in the *Declaration of Covenants, Conditions and Restrictions*, the Supplemental Amendments for each neighborhood and neighborhood Development Guidelines. In addition, the Board is empowered to create guidelines, rules and regulations for the community which govern use.

To enforce the requirements of all these documents, FCCSA inspects each neighborhood regularly, as well as the non-residential properties regularly. These inspections have three purposes: (1) to determine if there are new violations; (2) to check on the status of existing violations; and (3) to investigate complaints received since the last inspection. As a result of these inspections, letters are sent to the property owners identifying the problem and requesting cooperation in correcting the situation in a reasonable time frame. Follow-up letters are sent as needed. If the property owner has not responded to a second notice, a third notice is sent which places the deed restriction violation before the Board of Directors, who has the power to assess fines.

8. PROPERTY IMPROVEMENT APPLICATION

All changes to the exterior of a structure or property are subject to review and written approval (in advance) by the Association. This helps the Association to ensure that exterior improvements to properties are in harmony with the neighborhood and do not detract from property values. **All exterior property improvements** must meet FCCSA guidelines, and an application must be submitted in advance of the improvements. Work should not commence until the member has received approval from FCCSA.

All neighborhoods are subject to additional requirements that are specific to that particular neighborhood. Please refer to your Neighborhood Supplements and Development Guidelines for reference. A list of all governing documents, property improvement guidelines, submittal procedures and forms can be found on the website at www.firstcolony.org.

9. CERTIFICATE OF COMPLIANCE

To improve deed restriction compliance, the Certificate of Compliance (COC) program was developed which requires that all new and existing property sales must be preceded by an on-site inspection to check for deed restrictions, violations, or non-compliance with the approved construction plans. This inspection is done by the FCCSA Compliance Manager or Compliance Inspector, at which time a Certificate of Compliance (COC) or Non-Compliance (CONC) will be issued to the seller of the property. In some instances, a COC with provisions will be issued. A COC inspection must be requested in writing by use of a COC Request Form that must be submitted at least 15 business days prior to the scheduled sale or conveyance of the property. This form is available on the website at www.firstcolony.org under Community Standards.

10. CONTRACT SERVICES

Many services provided by the Association are outsourced. All FCCSA contracts are competitively bid on a routine basis.

11. MAINTENANCE

Maintenance of the common areas within First Colony is provided by several different organizations. The interfaces between the various organizations can tend to be confusing, this section summarizes who does what. If in doubt, call the FCCSA office.

Streets and Curbs – The City of Sugar Land and Missouri City are responsible for street and curb maintenance.

The only time FCCSA would be responsible for maintenance would be on our privately-owned streets. Only two FCCSA neighborhoods have private streets - Crescents on the Green and Sweetwater Estates.

Sidewalks – Sidewalks are the responsibility of the adjacent property owner: homeowners are responsible for the sidewalk in front (or to the side) of their house (unless the City takes responsibility), FCCSA is responsible for sidewalks on its reserves and greenbelts, and municipalities are responsible for sidewalks along main thoroughfares. If sidewalk damage is caused by underground water-sewer line problems, then the utility district will make the repairs.

Streetlights – There are 3 types of streetlights in First Colony, which include FCCSA ornamentals, Cobra, and CenterPoint ornamentals. FCCSA maintains black ornamental light fixtures that are labeled using an alphanumeric code (i.e., A-13). If this type of light is out or damaged, please call 281-634-9513. CenterPoint Energy maintains the other black ornamental light fixtures and the “Cobra” headed fixtures. These fixtures will have a six-digit ID number. If these types of lights are out of damaged, go to <http://centerpointenergy.com/outage/> or call 713-659-2111.

Entrance Monuments - Entrance monument lighting is the responsibility of FCCSA. Night inspections are performed by FCCSA staff, but if you see that the monument lights are out or damaged, please contact the FCCSA office to let us know.

Recreation Facilities - All recreation buildings, swimming pools, tennis courts, playground equipment and benches are the responsibility of FCCSA. Routine inspections are made to the major facilities but feel free to call whenever problems are noted.

Levees - Mowing around the levees that are adjacent to many FCCSA neighborhoods is the responsibility of the appropriate levee improvement district.

Landscaping and Irrigation - Maintenance of all the reserves, parks, and greenbelts within FCCSA neighborhoods is the responsibility of FCCSA.

The Associations of First Colony -Maintains the boulevards throughout First Colony. FCCSA is the managing agent so any problems on boulevards can also be reported to the FCCSA office.

Fences and Walls – All fencing is the property and responsibility of the homeowner. In some cases, along certain boulevards, FCCSA does maintain the owner's fence to keep high traffic aesthetics uniform. Please contact FCCSA at 281-634-9500 with specific fencing questions.

LUKE - FCCSA has a GIS based work order and reporting phone application, LUKE. With LUKE, you can report any FCCSA maintenance requests directly to FCCSA. Luke additionally provides follow up services to keep you informed on the status of your request. The location services on your device will pinpoint your request. You can also provide a description of the item and photos can be uploaded to support your description. A general guideline for determining if the asset requires FCCSA maintenance is if it is, or is in, an FCCSA pool, park, landscape reserve, or lake. Also, any black ornamental streetlights with an alpha-numeric ID code belong to FCCSA. The LUKE app works with iPhone or Android. For more information and to download the free app, please visit <http://www.getluke311.com/>.

12. UTILITIES

Electricity – www.powertochoose.com

Gas - Most neighborhoods receive gas service from CenterPoint Energy.

Water and Sewer - Water and sewer services are provided through MUD 9 and MUD 42 for Missouri City residents and through the City of Sugar Land for Sugar Land residents.

Missouri City - <https://www.missouricitytx.gov/472/Utilities>

Sugar Land - <https://www.sugarlandtx.gov/320/StartCancel-Water-and-Garbage-Recycling->

Trash/Recycling Service –

Sugar Land - <https://www.sugarlandtx.gov/320/StartCancel-Water-and-Garbage-Recycling->

Missouri City - <https://www.missouricitytx.gov/732/Residential-Collection>

13. PROPERTY TAXES

There are several different taxing authorities that collect taxes on properties in Fort Bend County.

Fort Bend Independent School District - Tax covers the cost of operating the Fort Bend County public school system.

Fort Bend County - Tax covers the cost of county services including road maintenance and law enforcement.

City (Sugar Land or Missouri City) - Payable by residents within city limits only for city services which include police, fire department, road maintenance, trash/recycling service, water/sewer facilities and street lighting.

Municipal Utility District - There are two (2) (FCMUD 9 & 42) active utility districts within First Colony which provide fresh water and sewage treatment for First Colony. MUD taxes generally go

towards bond payments for the capital investments in water and sewage plants. Payments for monthly water bills go to the day-to-day operating costs of the district.

Levee Improvement District - There are three levee improvement districts in First Colony: First Colony LID, Fort Bend LID#1 and Fort Bend LID#2. These taxes are for the maintenance of the levee and drainage systems constructed throughout First Colony.

Download the FCCSA App!



Available in the App Store & Google Play Store





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firstcolony.org

Stay up to date with events,
property updates, and your
neighbors here at FCSSA!

