PROSPECTIVE BUYERS INFORMATION GUIDE

Countrygrove Townhomes

Many Prospective owners have similar questions when considering purchasing a townhome within our community

THIS GUIDE WILL INCLUDE THE TOP QUESTIONS THAT YOU WANT TO ASK, OR SHOULD BE ASKING PRIOR TO PURCHASE

Table of Contents

What Does the Assessment Include?

2025 Insurance	2025 Dues
87.48	216.00
114.82	216.00
128.92	216.00
137.78	216.00
146.97	216.00
167.77	216.00
180.93	216.00

The Assessment for Country Grove townhomes includes the yard maintenance, insurance, irrigation, future replacement cost savings (reserves), and other expenses as detailed in the budget copy included in this informational guide.

The base assessment as listed in the approved 2025 CGCA budget is $216. Additionally there are insurance assessments that vary in costs. The insurance assessment for 2025 ranges between $87.48 - $180.93. These assessments are determined by the square footage of the roof line of the original structure.

What Kind of Insurance Policy Do I need vs What Does the Association Include?

- The Association maintains the windstorm and general liability insurance policies for all townhomes. As the Association is responsible for the repair and replacement of the roof for each home, we must maintain a common policy.
- The Association utilizes a broker annually to review coverage options. Management can provide a copy of the Association's COI upon request.
- The HOA policy will cover, fire, wind/hail, hurricane and other weather-related disasters.

- Homeowners in our community will need to discuss obtaining an "H06" type of personal insurance. This will cover general liability coverage, as well as your personal belongings or any damages resulting from an event not covered by the HOA policy.
- If you have high replacement cost personal items, or upgrades to your home-please speak to your agent about higher coverage levels.
- Ask your agent about any available rider policies that you can obtain.

CountryGrove Community Association, Inc.					
	Account	**Description**	**2024 Budget**	**2024 Actual**	**2025 Budget**
Operating Accounts					
Income Accounts					
Assessment Revenue					
	40-4110-00	Owner Assessment	$470,400.00	$352,800.00	$470,400.00
	40-4120-00	Insurance Assessment	$477,170.00	$381,639.36	$477,170.00
TOT		**Total Assessment Revenue**	**$947,570.00**	**$734,439.36**	**$947,570.00**
Interest and Investment Revenue					
	41-4210-00	Legal Fee Income	$0.00	$2,321.79	$0.00
	41-4225-00	Certified Mail Fee Income	$0.00	$175.00	$0.00
TOT		**Total Interest and Investment Revenue**	**$0.00**	**$2,496.79**	**$0.00**
Other Revenue					
	42-4230-00	HOA Transfer Fee	$0.00	$725.00	$300.00
	42-4314-00	Master Reimbursement Income	$32,603.00	$15,484.38	$0.00
	42-4320-00	Fine Revenue	$0.00	$400.00	$400.00
	42-4325-00	Late Fees and Interest	$0.00	$974.96	$500.00
	42-4330-00	Other Misc. Revenue	$0.00	$700.00	$500.00
TOT		**Total Other Revenue**	**$32,603.00**	**$18,284.34**	**$1,700.00**
(not specified)					
TOT		**Total (not specified)**	**$0.00**	**$0.00**	**$0.00**
Income Accounts Total			**$980,173.00**	**$755,220.49**	**$949,270.00**
Expense Accounts					
Facility Repair and Maintenance					
	60-6010-00	General - Repair and Service	$25,000.00	$870.00	$7,120.00
	60-6035-00	Roofing - Repair and Service	$3,000.00	$1,180.00	$5,000.00
	60-6041-00	Building Exterior- Painting	$65,000.00	$85.00	$50,000.00
TOT		**Total Facility Repair and Maintenance**	**$93,000.00**	**$28,439.75**	**$88,420.00**
Building Systems and Equipment					
	61-6188-00	Water Treatment Contract	$0.00	$0.00	$0.00
TOT		**Total Building Systems and Equipment**	**$0.00**	**$0.00**	**$0.00**
Grounds and Sanitation Services					
	62-6210-00	Landscape Maintenance Contract	$126,960.00	$80,141.85	$93,893.28
	62-6215-00	Landscape Enhancements	$10,580.00	$12,058.96	$6,500.00
	62-6220-00	Landscape Irrigation	$12,696.00	$7,501.73	$0.00
	62-6240-00	Pest Control Contract	$529.00	$0.00	$0.00
	62-6255-00	Tree Trimming	$10,000.00	$1,130.69	$10,000.00
TOT		**Total Grounds and Sanitation Services**	**$160,765.00**	**$100,833.23**	**$110,393.28**
Utilities and Other Services					
	63-6330-00	Water Service	$48,160.00	$26,646.85	$34,808.00
TOT		**Total Utilities and Other Services**	**$48,160.00**	**$26,646.85**	**$34,808.00**
General and Administrative					
	64-6410-00	General Administrative	$0.00	$2,781.82	$3,000.00
	64-6415-00	Postage/ Mailing	$2,766.00	$560.06	$1,000.00
	64-6430-00	Contingency	$8,993.00	$47.57	$500.00
	64-6445-00	Billing	$900.00	$19.71	$0.00
	64-6450-00	Misc. Expenses	$3,174.00	$518.28	$1,000.00
	64-6460-00	Office Supplies	$200.00	$79.34	$500.00
TOT		**Total General and Administrative**	**$16,033.00**	**$4,006.78**	**$6,000.00**
Professional					
	65-6510-00	Management Fee	$27,036.00	$20,012.00	$26,400.00
	65-6520-00	Legal- Corporate	$0.00	$1,977.95	$1,980.00
TOT		**Total Professional**	**$27,036.00**	**$21,774.95**	**$28,160.00**
Taxes, Insurance, and Banking					
	66-6610-00	Bad Debts	$1,200.00	$394.47	
	66-6620-00	Bank Service Charge	$250.00	-$343.00	
	66-6710-00	Insurance- Property	$373,795.00	$286,152.66	$436,541.66
	66-6711-00	Insurance- General Liability	$4,968.00	$3,675.74	$5,655.40
	66-6712-00	Insurance- Crime	$894.00	$582.75	$927.19
	66-6713-00	Insurance- Directors/Officers	$2,221.00	$1,332.76	$2,171.25
	66-6714-00	Insurance- Umbrella	$3,145.00	$2,071.49	$3,286.44
	66-6715-00	Insurance- Equipment	$1,416.00	$903.01	$1,445.56
	66-6730-00	WC & Allocated Employment Expense	$350.00	$210.01	$0.00
	66-6740-00	Federal Income Tax Expense	$450.00	$4,636.00	$4,800.00
	66-6745-00	Property Tax Expense	$300.00	$0.00	$0.00
TOT		**Total Taxes, Insurance, and Banking**	**$388,989.00**	**$299,890.89**	**$454,827.49**
Payroll					
	67-6710-00	Gross Wages- Management	$3,174.00	$0.00	$0.00
	67-6729-00	WC & Allocated Employment Expense	$4,125.00	$0.00	$0.00
TOT		**Total Payroll**	**$7,299.00**	**$0.00**	**$0.00**
Reserves Contributions					
	70-7010-00	Contribution to Reserve	$238,891.00	$179,168.22	$238,891.00
	70-7011-00	Contribution to Reserve - Improvements	$0.00	$0.00	$0.00
	70-7015-00	Transfer From Reserves	$0.00	$0.00	$0.00
TOT		**Total Reserves Contributions**	**$238,891.00**	**$179,168.22**	**$238,891.00**
Expense Accounts Total			**$980,173.00**	**$660,760.67**	**$961,499.77**
Operating Accounts Net			**$0.00**	**$94,459.82**	**-$12,229.77**
Reserve Accounts					
Income Accounts					
Reserves Contributions					
	70-4050-01	Interest Income - Reserve	$0.00	$18,660.44	$0.00
	70-4110-01	Reserve Contributions	$238,891.00	$179,168.22	$238,891.00
	70-4215-01	Capital Improvement Fee (Reserve Incon	$0.00	$0.00	$0.00
TOT		**Total Reserves Contributions**	**$238,891.00**	**$197,828.66**	**$238,891.00**
Income Accounts Total			**$238,891.00**	**$197,828.66**	**$238,891.00**

How Are Assessments Billed?

- Country Grove Townhomes bills monthly.
- You will have a coupon book provided; monthly invoices are not mailed.
- Upon budget approval for the upcoming year, coupons will be ordered and mailed out. Budget copies can be obtained upon request, from the website, or from the Carriage House or attending a Board meeting.

Please note…

- Country Place Master Community Association (CPMCA) also charges a monthly assessment of $228.00 (per approved 2025 budget).
- You are responsible for payment of both assessments each month
- All owners within Country Grove are also members of the CPMCA Association.

What are my Maintenance Responsibilities?

Homeowners are Responsible For:

- **Interior of Structure** including: heaters, vents, rafters, water heaters, plumbing, add on enclosed porches and screened in porches
- **Exterior of Structure** including: windows, shutters, garage doors, storm doors, driveways, curbs and sidewalks, patio slabs, exterior lights, exterior wood siding and brickwork, soffits, chimneys, gutter repairs/replacement foundations, and air conditioners.
- **Exterior Drainage**
- **Termite/Pest Control**
- **Landscaping** planted by owner or prior owner (trees, shrubs/flowers)

The Association is Responsible For:

- Roof repairs and replacements
- Lawn Maintenance
- Irrigation repairs/watering costs
- Gutter cleaning (once per year)
- Exterior Painting (on rotating capital replacement plan)
- Windstorm/Hurricane/Fire Insurance
- Landscaping planted by HOA-boxwood shrubs, some trees
- Tree Trimming-on rotating basis or to protect a roof from damage (additional trimming is at homeowner expense)
- Tree Removal-if diseased or dying and recommended by arborist

I've Closed and I'm ready to Move in!

CountryPlace requires all new owners to schedule a New Owner Orientation with the CountryPlace office. This process will also include information on the gate access, amenity rules and usage, social activity information, contact information and you will be provided with a binder copy of the Governing Documents for your Association/s. Please review and be familiar with these documents, especially the Rules and Regulations, and processes and applications for Exterior Modifications within the community.

As a reminder there are two separate associations that you will be a part of when you purchase a town home within this community. When setting up their monthly payments, homeowners should ensure that they are set up for both the Country Grove Community Association & CountryPlace Master Community Association.

What is an "Age Restricted" Community and What Does this Mean to Me?

Countryplace Master CAI (CPMCA) is an age restricted community. This means that all buyers and occupants of either Countryplace CAI or any home purchased within Country Grove Townhomes is held to this age restriction when purchasing a home. Violations of this policy could result in attorney involvement on behalf of the Association to ensure compliance.

The minimum age for a qualified occupant is 55.

(in accordance with the "Housing for Older Persons Act" in 1995)

*The minimum age of an additional occupant is 18 **IF** a qualified occupant is present. Persons under 18 may not reside in the home for more than 30 days per calendar year. (Declaration 2.03)

*Homes can be purchased on behalf of a qualified occupant, even if legal owner does not meet the age restriction. At least one qualified occupant must be in permanent residence.

Management Contact Information

The Association is professionally managed by:

RISE Management

RISE office is located at:
3131 Eastside St Ste 130
Houston, TX 77098

Phone: 713-936-9200

Billing and payment questions can be mailed to support@riseamg.com

The CountryPlace office is located inside the Carriage House at:

3119 Flower Field Ln.
Pearland, TX 77584

You can reach them by phone at:
713-436-1062

Or email:
office.cpmca@gmail.com