

**FAQs**  
**Atascocita Community Improvement Association, Inc.**

**Association and Assessments**

Q. Did I elect to become a member of the homeowners association?

A. No. Membership is not optional; you accepted it when you accepted the deed to your property in Atascocita. Membership passes to the next owner when the property is sold.

Q. What are Deed Restrictions?

A. All properties in Atascocita C.I.A. are subject rules which place restrictions on the deed to your property. The rules, "deed restrictions", were designed by the Developer to preserve property values and to protect and maintain the quality of the neighborhood. A summary of this document is as well as copies of the complete documents are available for review or download on this website.

Q. What are the assessments used for?

A. Since Atascocita is in an unincorporated area, there would be no municipal services nor amenities without collection of an annual assessment from each owner. A copy of the Association's current operating budget is available for review on this website.

Q. I don't use the boat ramp, swimming pools, or tennis courts. Do I still have to pay for them?

A. Yes. The facilities and amenities in your area do positively affect the property values for the homes in the community, whether you use them or not. The CC&Rs stipulate that no owner may escape supporting financial responsibility for the Association's services or facilities due to his non-use of those services or facilities.

Q. Can assessments be paid over time?

A. Yes. Provided your account is not severely delinquent (more than a year), you may request approval for a pay plan by using the form designed for that purpose, downloadable from this website. While Association approval of, and conformance with, such a plan will protect you from collection measures, please remember that interest will continue to accrue on the unpaid balance.

Q. What are "CAM Fees"?

A. This is a term we find penned on statements and correspondence. "CAM Fees" do not exist. Owners in Pinehurst, Shores, Pines, Golf Villas, and Ivy Point pay annual assessments to Atascocita C.I.A. Payments which are made out to "CAM" will only slow down the posting process, because they must be endorsed over to Atascocita C.I.A.

**Property Rights**

Q. Who is responsible for repairing the fence between my house and my neighbor's house?

A. Once a fence is installed on or near the property line, it becomes more-or-less jointly owned. As time passes, it doesn't matter which side the pickets are on, nor who actually paid for the fence; rather it becomes the joint responsibility of the adjacent owners. On most properties, fences are not required.

- Q. Are there special requirements for fences on the golf course or on water front?  
A. Fences contiguous with the golf course property or water front must be constructed of ornamental metal. The full policy is available for review on this website.
- Q. There is an easement on my property. Is it my responsibility?  
A. Yes. An easement is an area typically dedicated to current or future use by utilities. While they guarantee ingress and egress by the utility company, they are still part of your property, and they must be maintained by the owner of the property without restricting availability to the utility company.

### **Community Services**

- Q. Who controls the terms and performance of trash pickup?  
A. The Atascocita C.I.A. contracts for trash pickup on your behalf. A significant portion of your maintenance fee funds the cost of trash pickup. This provides each owner with a lower per unit price which is paid on a tax-exempt basis.
- Q. Who is responsible for drainage ditch concerns?  
A. Mowing and maintenance of the ditches is the responsibility of Harris County Flood Control District (713) 684-4000.
- Q. Who is responsible for road maintenance, sign maintenance, and street sweeping?  
A. These are the responsibility of Harris County Road and Sign Maintenance, (281) 446-2532.
- Q. Who is responsible for streetlight operation?  
A. Reliant Energy, (713) 207-7777. If you would like to report a streetlight out (or staying on in the daytime), please use the downloadable form found on this website.
- Q. Who is responsible for security patrol?  
A. Harris County Precinct 4 Constables are presently engaged by the Association, in participation with Walden on Lake Houston, to provide 24 hour/7 day patrol. For peace officer, patrol, investigation, traffic concerns, owners should dial the Constable dispatch, at (281) 376-3472. For emergencies, owners should still dial 911.
- Q. What can we do to control loose animals, barking dogs, etc.?  
A. You can report loose animals, nuisance animals, and/or maltreated animals to Harris County Animal Control 281-999-3191. Provided you are certain of the address of the pet, persistently loose animals or constantly barking dogs may be reported to the Association's office. Well-documented complaints will be pursued through deed restriction enforcement measures.

### **FAQs on Use Restrictions**

- Q. Can the Association control vehicles parked in the streets?  
A. All the streets in Atascocita C.I.A. have been deeded to Harris County. As such, there is no restriction against parking on the street, even overnight, unless county signs have been placed

restricting parking. The Association does pursue well-documented, *long-term* storage of vehicles in public view as a violation of deed restrictions.

Q. Are there restrictions on basketball goals?

A. The Board has adopted the policy that basketball goals must be kept in good repair or else removed from public view. Basketball goals must be removed from the street when not in use.