

**BRAZOS VALLEY REALTY**

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WELCOME to Carter Creek Condos!

Your address is: 1451 Associates Avenue # \_\_\_\_\_, College Station, TX 77845

We hope that you find your new home comfortable & enjoyable. This welcome letter will provide important information that you can refer to as needed, please take a moment to review.

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**UTILITIES:** Must remain in your name, For Utility help please contact College Station Utilities at (979)764-3535.

**TRASH:** Trash pick up days are Monday & Thursday. Please use either dumpster, all items must fit inside, no large items such as appliances or furniture allowed, no littering, no trash allowed on the porches.

**CABLE/INTERNET:** HOA covers the services not the devices- Visit Optimum at 1440 Texas Ave, College Station to get your cable box & modem/router (unless you have your own) \*Do not set up services in your name, tell them it is an HOA Bulk account & you need your equipment.

**MAIL:** You may pick up your mail keys at College Station Post Office 2130 Harvey Mitchell Pkwy S.

**KEYS:** Access keys will be released on the date of closing, 2 key fobs per condo & 2 back door keys. If you wish to change the locks, they must be the same color hue. You may choose any type of locking device you like such as a number panel.

**DUES:** HOA Dues are due on the 1<sup>st</sup> of each month in the amount of \$200, please access your portal to make payments.

**APPFOLIO:** You will receive an email to set up your online portal, Once set up you can view your account, make payments and/or set up auto pay, etc.

**HOA WEBSITE:** Visit [cartercreekcondoshoa.com](http://cartercreekcondoshoa.com) for HOA Docs & further information.

**PETS:** Pets must be leashed, pet waste must be picked up & properly disposed. You may utilize pet stations.

**SMOKING:** There is a strict no smoking policy in all common area locations with amenities.

**BURNING:** BBQ pits & burning of any kind (including candles) is strictly prohibited UNDER covered porches.

**POOL:** Enter & exit pool through the pool gate (pull up pop lock to open) Only 2 guests per registered condo allowed at the pool, NO pets/NO smoking/NO GLASS/NO littering, abide by all posted rules, 24/7 surveillance cameras in use. The pool area is open daily 8am- 10pm.

**CLUBHOUSE:** Enter with registered fob, no pets, no smoking, no littering, must not be wet, must have on shoes and dry clothing. See additional posted rules. Must relock the door upon leaving.

**MAINTENANCE:** Submit exterior requests via your Appfolio portal. If you are experiencing an emergency, please call 911.

**PARKING:** 2 spots per condo inside of the gated area, all visitors must park on the outside of the gate.

**QUIET TIME:** Please be considerate of your neighbors, Quiet time is from 10pm to 8am daily.

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*For further information please feel free to contact our office, we are here to help.*

*Sincerely, Brazos Valley Realty*