THE ENCLAVE AT THE

LAKES OF PROSPER

Homeowners Association

2016 Annual Meeting

The Bridges Golf Club
2400 Fred Couples Drive
Gunter, TX 75058
Thursday, June 16, 2016
6:30 p.m.

Agenda

- Call meeting to order
- Establish quorum
  - 20 % either in person or by proxy
- Introductions
  - Ron Corcoran, President Essex Management, L.P.
  - Sandy Lewis, General Manager , The Bridges Golf Club
  - Michael Morgan, Director of Association Services
  - Suzanne Henry –Association Manager
- Sandy Lewis, General Manager of The Bridges Golf Club
  - Review Club Rules
  - Member Info
  - General Info
  - Fitness Club
  - Pool & Golf
  - Tennis
- Appoint Advisory Committee
- Old Business / Financials / New Business
  - 2013-2015 Financial Overview
  - 2016 YTD
  - 2016 Budget
- Developer update – Ron Corcoran
- Question & Answer
  - Drainage Statement from City of Prosper
- Adjournment

Essex Association Management, L.P.
1512 Crescent Drive, Suite 112 • Carrollton • Texas • 75006
Office: (972)428-2030 Fax: (469)342-8205 info@essexhoa.com
For information about your community visit: www.enclaveatlakesofprosper.com

THE ENCLAVE AT THE

LAKES OF PROSPER

Homeowners Association

Volunteer for YOUR Community

Your HOA is looking for volunteers.

- Social Committee
- Newsletter Committee
- Welcome Committee
- Crime Watch Committee
- Advisory Committee

To volunteer complete the Volunteer Form or Contact 972-428-2030 or info@essexhoa.com

THE ENCLAVE AT THE

LAKES OF PROSPER

Homeowners Association

FINANCIALS

2013-2015

3:54 PM
06/16/16
Accrual Basis

The Enclave at the Lake of Prosper HOA. Inc.
Profit & Loss
September through December 2013

	Sep - Dec 13
Ordinary Income/Expense	
Income	
Annual Assessment	2,921.72
Total Income	2,921.72
Expense	
Copies	0.90
Landscaping and Groundskeeping	2,002.63
Utilities	580.32
Total Expense	2,583.85
Net Ordinary Income	337.87
Net Income	**337.87**

3:49 PM
06/16/16
Accrual Basis

The Enclave at the Lake of Prosper HOA. Inc.
Balance Sheet
As of December 31, 2013

	Dec 31, 13
ASSETS	
Current Assets	
Checking/Savings	
Association Capital	4,987.42
Total Checking/Savings	4,987.42
Total Current Assets	4,987.42
TOTAL ASSETS	4,987.42
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	0.15
Total Accounts Payable	0.15
Total Current Liabilities	0.15
Total Liabilities	0.15
Equity	
Net Income	4,987.27
Total Equity	4,987.27
TOTAL LIABILITIES & EQUITY	4,987.42

3:53 PM
06/16/16
Accrual Basis

The Enclave at the Lake of Prosper HOA. Inc.
Profit & Loss
January through December 2014

		Jan - Dec 14
Ordinary Income/Expense		
Income		
Acquisition Assessment		6,750.00
Annual Assessment		29,579.80
Total Income		36,329.80
Expense		
Copies		108.15
Landscaping and Groundskeeping		
Irrigation	7,338.74	
Lake Maintenance	1,850.02	
Landscaping and Groundskeeping - Other	11,860.89	
Total Landscaping and Groundskeeping		21,049.65
legal		56.00
Office Supplies		1.79
Postage and Delivery		23.86
Property Management Fees		3,500.00
Repairs and Maintenance		
Common Area Repairs & Maint	968.85	
Total Repairs and Maintenance		968.85
Tax Preperation		275.00
Utilities		
Electric	118.09	
Utilities - Other	2,263.02	
Total Utilities		2,381.11
Total Expense		28,364.41
Net Ordinary Income		7,965.39
Net Income		**7,965.39**

3:49 PM

06/16/16

Accrual Basis

The Enclave at the Lake of Prosper HOA. Inc.

Balance Sheet

As of December 31, 2014

	Dec 31, 14
ASSETS	
Current Assets	
Checking/Savings	
Association Capital	18,202.66
Total Checking/Savings	18,202.66
Accounts Receivable	
Accounts Receivable	-5,250.00
Total Accounts Receivable	-5,250.00
Total Current Assets	12,952.66
TOTAL ASSETS	**12,952.66**
LIABILITIES & EQUITY	
Equity	
Retained Earnings	4,987.27
Net Income	7,965.39
Total Equity	12,952.66
TOTAL LIABILITIES & EQUITY	**12,952.66**

Balance Sheet Report
The Enclave at the Lakes of Prosper Homeowner's Association
As of December 31, 2015

	Balance Dec 31, 2015	Balance Nov 30, 2015	Change
Assets			
Assets			
1050 - Association Capital	26,898.34	17,243.63	9,654.71
Total Assets	**26,898.34**	**17,243.63**	**9,654.71**
Receivables			
1400 - Accounts Receivable	(3,273.18)	8,176.82	(11,450.00)
Total Receivables	**(3,273.18)**	**8,176.82**	**(11,450.00)**
Total Assets	**23,625.16**	**25,420.45**	**(1,795.29)**
Liabilities			
Liabilities			
2000 - Accounts Payable	3,815.82	1,647.57	2,168.25
Total Liabilities	**3,815.82**	**1,647.57**	**2,168.25**
Total Liabilities	**3,815.82**	**1,647.57**	**2,168.25**
Owners' Equity			
Equity			
3000 - Opening Bal Equity	15,952.66	15,952.66	0.00

Income Statement Report
The Enclave at the Lakes of Prosper Homeowner's Association
December 01, 2015 thru December 31, 2015

	Current Period			Year to Date (12 months)			Annual	Budget
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Remaining
ncome								
ncome								
100 - Assessments	0.00	0.00	0.00	37,446.57	39,000.00	(1,553.43)	39,000.00	1,553.43
195 - Transfer Fees	0.00	250.00	(250.00)	1,500.00	1,500.00	0.00	1,500.00	0.00
200 - Late/NSF Fee	0.00	4.00	(4.00)	25.00	50.00	(25.00)	50.00	25.00
250 - Collection Fee Charge	0.00	4.00	(4.00)	50.00	50.00	0.00	50.00	0.00
801 - CAP Fees	750.00	0.00	750.00	8,250.00	7,500.00	750.00	7,500.00	(750.00)
otal Income	**750.00**	**258.00**	**492.00**	**47,271.57**	**48,100.00**	**(828.43)**	**48,100.00**	**828.43**
otal Income	**750.00**	**258.00**	**492.00**	**47,271.57**	**48,100.00**	**(828.43)**	**48,100.00**	**828.43**
xpense								
eneral & Administrative								
100 - Administrative Expenses	0.00	17.00	(17.00)	72.48	200.00	(127.52)	200.00	127.52
101 - Postage	2.93	10.00	(7.07)	55.46	125.00	(69.54)	125.00	69.54
102 - Office Supplies	0.00	0.00	0.00	7.93	0.00	7.93	0.00	(7.93)
104 - Printing and Reproducion	39.85	15.00	24.85	136.16	135.00	1.16	135.00	(1.16)
105 - Website Expense	75.00	275.00	(200.00)	1,049.96	1,100.00	(50.04)	1,100.00	50.04
109 - Licenses, Permits, & Fees	0.00	0.00	0.00	50.00	50.00	0.00	50.00	0.00
110 - Professional Management	500.00	500.00	0.00	6,000.00	6,000.00	0.00	6,000.00	0.00
120 - Collection Fees Billed Back	0.00	0.00	0.00	50.00	50.00	0.00	50.00	0.00
121 - Violations/Property Inspections	31.07	25.00	6.07	77.47	100.00	(22.53)	100.00	22.53
176 - Legal Fees	0.00	0.00	0.00	0.00	150.00	(150.00)	150.00	150.00
181 - Tax Preparation	0.00	0.00	0.00	300.00	300.00	0.00	300.00	0.00
otal General & Administrative	**648.85**	**842.00**	**(193.15)**	**7,799.46**	**8,210.00**	**(410.54)**	**8,210.00**	**410.54**
surance								
310 - General Liability	167.70	168.00	(0.30)	1,086.90	1,100.00	(13.10)	1,100.00	13.10
otal Insurance	**167.70**	**168.00**	**(0.30)**	**1,086.90**	**1,100.00**	**(13.10)**	**1,100.00**	**13.10**
tilities								
010 - Electric	11.44	12.00	(0.56)	146.69	150.00	(3.31)	150.00	3.31

Income Statement Report
The Enclave at the Lakes of Prosper Homeowner's Association
December 01, 2015 thru December 31, 2015

	Current Period			Year to Date (12 months)			Annual	Budget
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Remaining
xpense								
ilities								
020 - Water/Sewer	13.43	375.00	(361.57)	4,564.36	4,500.00	64.36	4,500.00	(64.36)
otal Utilities	**24.87**	**387.00**	**(362.13)**	**4,711.05**	**4,650.00**	**61.05**	**4,650.00**	**(61.05)**
frastructure & Maintenance								
290 - Common Area Maint/Cleaning	0.00	0.00	0.00	1,856.52	2,000.00	(143.48)	2,000.00	143.48
505 - Lake Maintenance	473.06	458.00	15.06	5,242.66	5,500.00	(257.34)	5,500.00	257.34
otal Infrastructure & Maintenance	**473.06**	**458.00**	**15.06**	**7,099.18**	**7,500.00**	**(400.82)**	**7,500.00**	**400.82**
andscaping								
400 - Landscaping (Contract Services)	1,174.51	1,350.00	(175.49)	16,292.75	16,200.00	92.75	16,200.00	(92.75)
402 - Landscape Maint & Imprv (Non Contrac	2,168.25	875.00	1,293.25	3,755.20	3,500.00	255.20	3,500.00	(255.20)
500 - Irrigation	56.30	0.00	56.30	5,215.57	5,000.00	215.57	5,000.00	(215.57)
otal Landscaping	**3,399.06**	**2,225.00**	**1,174.06**	**25,263.52**	**24,700.00**	**563.52**	**24,700.00**	**(563.52)**
otal Expense	**4,713.54**	**4,080.00**	**633.54**	**45,960.11**	**46,160.00**	**(199.89)**	**46,160.00**	**199.89**
et Income / (Loss)	**(3,963.54)**	**(3,822.00)**	**(141.54)**	**1,311.46**	**1,940.00**	**(628.54)**	**1,940.00**	**628.54**

Balance Sheet Current Period Report
The Enclave at the Lakes of Prosper Homeowner's Association
As of April 30, 2016

	Balance Apr 30, 2016
Assets	
Assets	
1050 - Association Capital	42,542.19
Total Assets	**42,542.19**
Receivables	
1400 - Accounts Receivable	14,256.82
Total Receivables	**14,256.82**
Total Assets	**56,799.01**
Liabilities	
Liabilities	
2000 - Accounts Payable	117.56
Total Liabilities	**117.56**
Total Liabilities	**117.56**
Owners' Equity	
Equity	
3000 - Opening Bal Equity	15,952.66
3900 - Retained Earnings	3,856.68
Total Equity	**19,809.34**
Total Owners' Equity	**19,809.34**
Income / (Loss)	**36,872.11**
Total Liabilities and Owner Equity	**56,799.01**

Income Statement Report
The Enclave at the Lakes of Prosper Homeowner's Association
April 01, 2016 thru April 30, 2016

	Current Period			Year to Date (4 months)			Annual	Budget
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Remaining
Income								
Income								
4100 - Assessments	0.00	0.00	0.00	45,381.25	39,000.00	6,381.25	39,000.00	(6,381.25)
4195 - Transfer Fees	0.00	250.00	(250.00)	0.00	500.00	(500.00)	1,500.00	1,500.00
4200 - Late/NSF Fee	(50.00)	63.00	(113.00)	345.00	188.00	157.00	500.00	155.00
4250 - Collection Fee Charge	(30.00)	43.00	(73.00)	210.00	131.00	79.00	350.00	140.00
4801 - CAP Fees	0.00	400.00	(400.00)	1,500.00	800.00	700.00	3,000.00	1,500.00
Total Income	**(80.00)**	**756.00**	**(836.00)**	**47,436.25**	**40,619.00**	**6,817.25**	**44,350.00**	**(3,086.25)**
Total Income	**(80.00)**	**756.00**	**(836.00)**	**47,436.25**	**40,619.00**	**6,817.25**	**44,350.00**	**(3,086.25)**
Expense								
General & Administrative								
5100 - Administrative Expenses	0.00	37.00	(37.00)	0.00	150.00	(150.00)	450.00	450.00
5101 - Postage	29.48	11.00	18.48	42.71	42.00	0.71	125.00	82.29
5104 - Printing and Reproducion	17.10	0.00	17.10	68.12	50.00	18.12	100.00	31.88
5105 - Website Expense	15.00	0.00	15.00	90.00	81.00	9.00	325.00	235.00
5109 - Licenses, Permits, & Fees	0.00	0.00	0.00	0.00	0.00	0.00	300.00	300.00
5110 - Professional Management	500.00	500.00	0.00	2,000.00	2,000.00	0.00	6,000.00	4,000.00
5120 - Collection Fees Billed Back	0.00	30.00	(30.00)	22.68	120.00	(97.32)	350.00	327.32
5121 - Violations/Property Inspections	19.56	20.00	(0.44)	91.01	80.00	11.01	240.00	148.99
5181 - Tax Preparation	0.00	0.00	0.00	0.00	0.00	0.00	300.00	300.00
Total General & Administrative	**581.14**	**598.00**	**(16.86)**	**2,314.52**	**2,523.00**	**(208.48)**	**8,190.00**	**5,875.48**
Taxes								
5201 - Property Taxes	0.00	0.00	0.00	74.91	0.00	74.91	0.00	(74.91)
Total Taxes	**0.00**	**0.00**	**0.00**	**74.91**	**0.00**	**74.91**	**0.00**	**(74.91)**
Insurance								
5310 - General Liability	0.00	168.00	(168.00)	503.10	672.00	(168.90)	3,500.00	2,996.90
Total Insurance	**0.00**	**168.00**	**(168.00)**	**503.10**	**672.00**	**(168.90)**	**3,500.00**	**2,996.90**

Income Statement Report
The Enclave at the Lakes of Prosper Homeowner's Association
April 01, 2016 thru April 30, 2016

	Current Period			Year to Date (4 months)			Annual	Budget
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Remaining
Expense								
Utilities								
6010 - Electric	11.31	12.00	(0.69)	45.24	50.00	(4.76)	150.00	104.76
6020 - Water/Sewer	1,367.81	208.00	1,159.81	1,974.04	833.00	1,141.04	2,500.00	525.96
Total Utilities	**1,379.12**	**220.00**	**1,159.12**	**2,019.28**	**883.00**	**1,136.28**	**2,650.00**	**630.72**
Infrastructure & Maintenance								
6259 - Repairs & Maintenance (General)	0.00	125.00	(125.00)	0.00	125.00	(125.00)	500.00	500.00
6290 - Common Area Maint/Cleaning	0.00	141.00	(141.00)	0.00	283.00	(283.00)	850.00	850.00
6505 - Lake Maintenance	0.00	395.00	(395.00)	0.00	1,583.00	(1,583.00)	4,750.00	4,750.00
Total Infrastructure & Maintenance	**0.00**	**661.00**	**(661.00)**	**0.00**	**1,991.00**	**(1,991.00)**	**6,100.00**	**6,100.00**
Pool								
6310 - Pool Key Expense	0.00	0.00	0.00	0.00	0.00	0.00	2,900.00	2,900.00
6320 - Pool Service Monthly Contract	0.00	0.00	0.00	0.00	0.00	0.00	4,071.00	4,071.00
6330 - Pool Supplies & Gen Maint (Non Contra	0.00	0.00	0.00	0.00	0.00	0.00	600.00	600.00
6345 - Porter Services	0.00	0.00	0.00	0.00	0.00	0.00	2,143.00	2,143.00
6350 - Pool Furniture & Fixtures	0.00	0.00	0.00	0.00	0.00	0.00	8,000.00	8,000.00
Total Pool	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**17,714.00**	**17,714.00**
Landscaping								
6400 - Landscaping (Contract Services)	1,647.57	1,642.00	5.57	4,942.71	6,567.00	(1,624.29)	19,700.00	14,757.29
6500 - Irrigation	98.00	286.00	(188.00)	709.62	857.00	(147.38)	2,000.00	1,290.38
Total Landscaping	**1,745.57**	**1,928.00**	**(182.43)**	**5,652.33**	**7,424.00**	**(1,771.67)**	**21,700.00**	**16,047.67**
Total Expense	**3,705.83**	**3,575.00**	**130.83**	**10,564.14**	**13,493.00**	**(2,928.86)**	**59,854.00**	**49,289.86**
Net Income / (Loss)	**(3,785.83)**	**(2,819.00)**	**(966.83)**	**36,872.11**	**27,126.00**	**9,746.11**	**(15,504.00)**	**(52,376.11)**

Thu Jun 16, 2016 04:53 pm
Report: dwr_bx_spread_report
Budget: 202

User: Suzanne
Suzanne Henry

Spread Report
The Enclave at the Lakes of Prosper Homeowner's Association
2016 Final Budget

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Income													
390 - 4100 -- Assessments	39,000	0	0	0	0	0	0	0	0	0	0	0	39,000
390 - 4195 -- Transfer Fees	0	250	0	250	0	250	0	250	0	250	0	250	1,500
390 - 4200 -- Late/NSF Fee	63	62	0	63	62	0	63	62	0	63	62	0	500
390 - 4250 -- Collection Fee Charge	44	44	0	43	44	0	44	44	0	43	44	0	350
390 - 4801 -- CAP Fees	400	0	0	400	275	275	275	275	275	275	275	275	3,000
Total Income	39,507	356	0	756	381	525	382	631	275	631	381	525	44,350
Total Income	39,507	356	0	756	381	525	382	631	275	631	381	525	44,350
General & Administrative													
390 - 5100 -- Administrative Expenses	38	37	38	37	38	37	38	37	38	37	38	37	450
390 - 5101 -- Postage	10	11	10	11	10	11	10	10	11	10	11	10	125
390 - 5104 -- Printing and Reproducion	17	16	17	0	0	0	0	0	0	17	16	17	100
390 - 5105 -- Website Expense	0	0	81	0	0	82	0	0	81	0	0	81	325
390 - 5109 -- Licenses, Permits, & Fees	0	0	0	0	150	0	0	0	0	0	150	0	300
390 - 5110 -- Professional Management	500	500	500	500	500	500	500	500	500	500	500	500	6,000
390 - 5120 -- Collection Fees Billed Back	30	30	30	30	30	30	30	30	30	30	50	0	350
390 - 5121 -- Violations/Property Inspections	20	20	20	20	20	20	20	20	20	20	20	20	240
390 - 5181 -- Tax Preparation	0	0	0	0	0	0	0	300	0	0	0	0	300
Total General & Administrative	615	614	696	598	748	680	598	897	680	614	785	665	8,190
Insurance													
390 - 5310 -- General Liability	168	168	168	168	168	0	660	400	400	400	400	400	3,500
Total Insurance	168	168	168	168	168	0	660	400	400	400	400	400	3,500
Utilities													
390 - 6010 -- Electric	13	12	13	12	13	12	13	12	13	12	13	12	150
390 - 6020 -- Water/Sewer	208	209	208	208	209	208	208	209	208	208	209	208	2,500
Total Utilities	221	221	221	220	222	220	221	221	221	220	222	220	2,650
Infrastructure & Maintenance													
390 - 6259 -- Repairs & Maintenance (General)	0	0	0	125	125	0	0	125	125	0	0	0	500
390 - 6290 -- Common Area Maint/Cleaning	0	142	0	141	0	142	0	142	0	141	0	142	850
390 - 6505 -- Lake Maintenance	396	396	396	395	396	396	396	396	396	395	396	396	4,750
Total Infrastructure & Maintenance	396	538	396	661	521	538	396	663	521	536	396	538	6,100

THE ENCLAVE AT THE
LAKES OF PROSPER
Homeowners Association

DEVELOPER UPDATE

Enclave of Lakes of Prosper 2016

Developer Lot Status

HOMEOWNERS	
HOMEOWNERS	47
builder	16
TOTAL	**63**

Declarant

LOTS REMAINING	
PHASE 1	0
PHASE 2	48
TOTAL	**48**

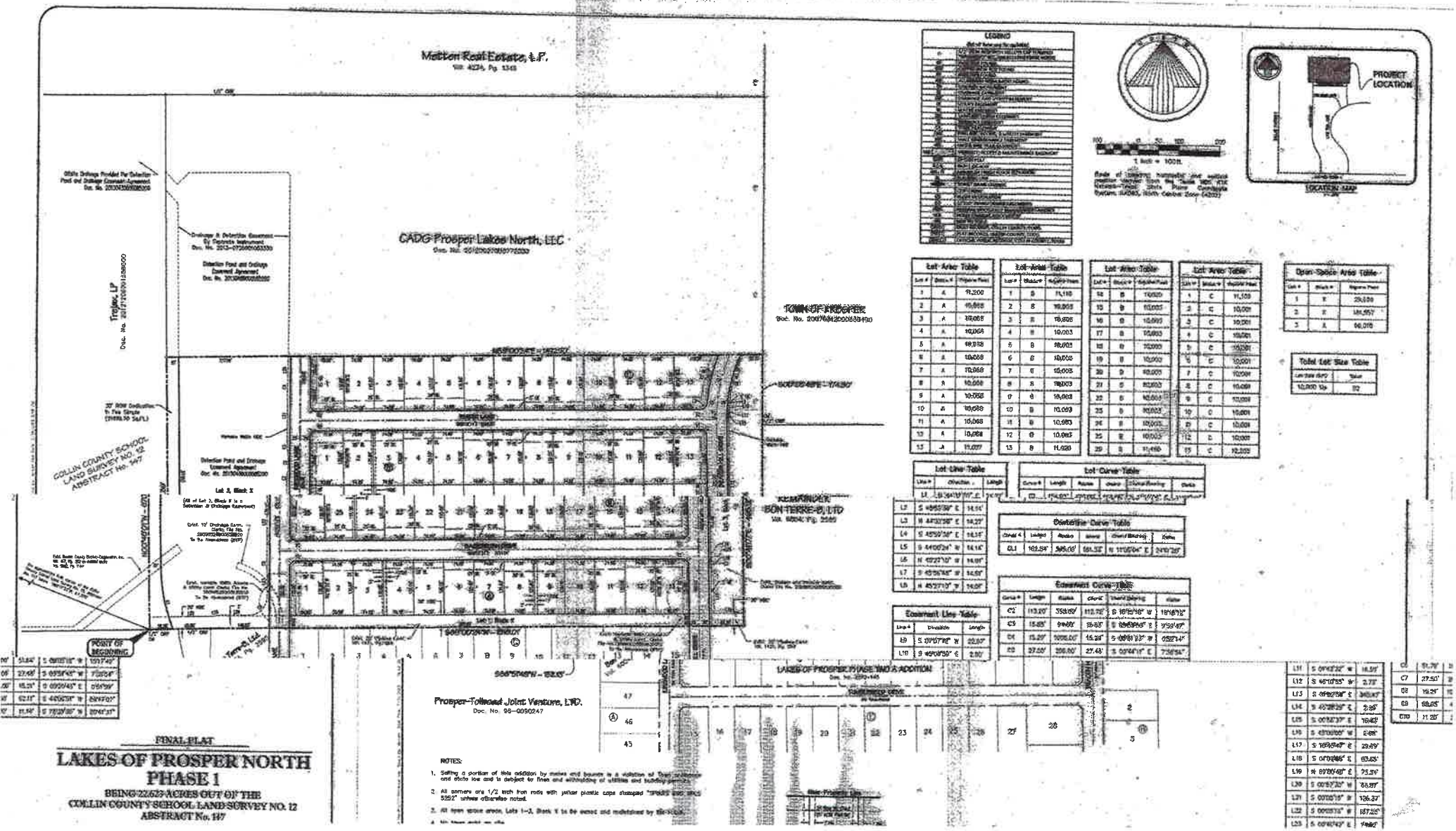
THE ENCLAVE AT THE

LAKES OF PROSPER

Homeowners Association

PHASE 1

PLAT



FINAL PLAT

LAKES OF PROSPER NORTH PHASE 1

BEING 22.623 ACRES OUT OF THE COLLIN COUNTY SCHOOL LAND SURVEY NO. 12 ABSTRACT No. 147

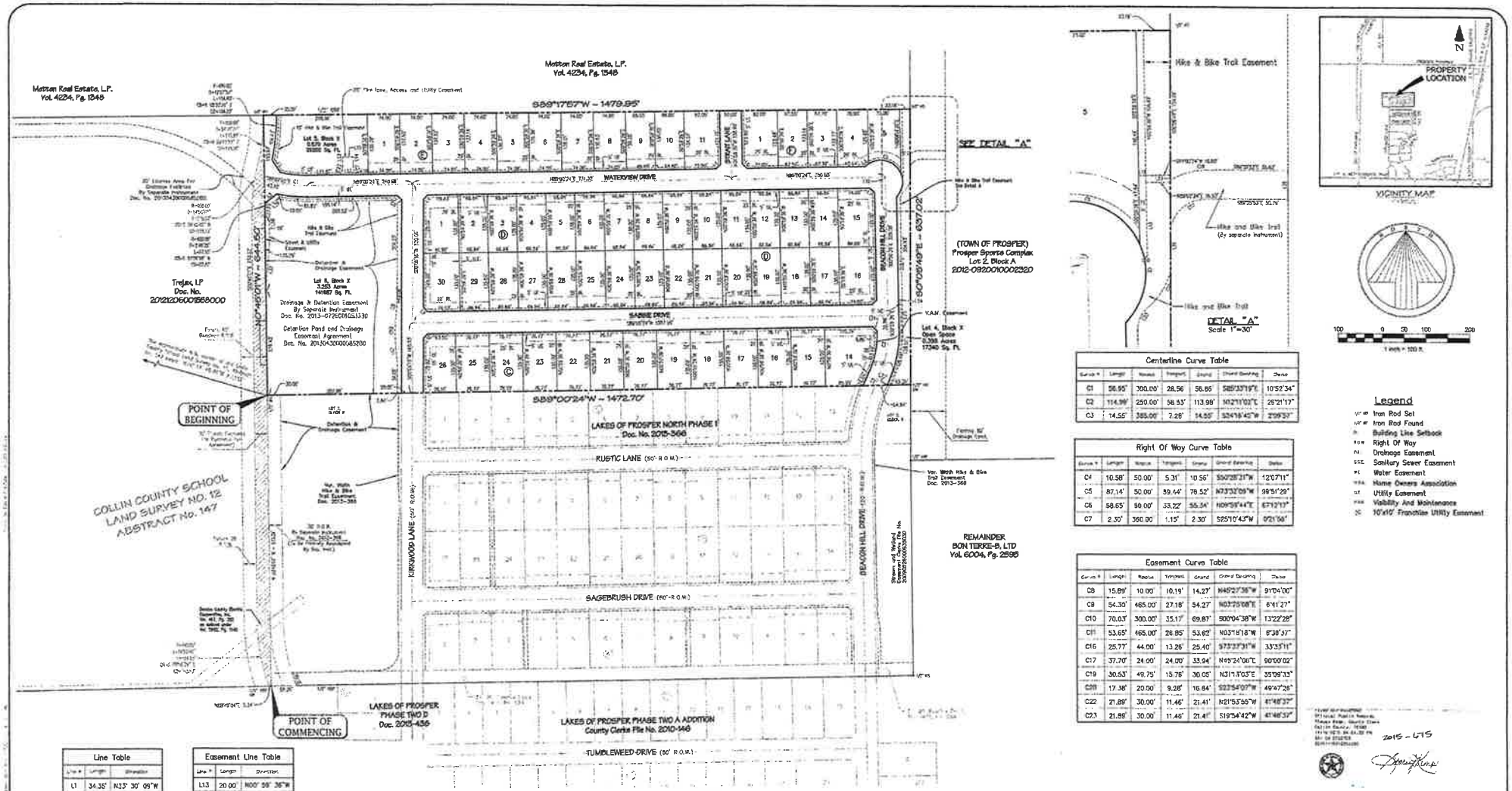
NOTES:

1. Selling a portion of this addition by metes and bounds is a violation of Texas subdivision and state law and is subject to fines and withholding of utilities and building permits.
2. All corners are 1/2 inch iron rods with yellow plastic caps stamped "[illegible]" unless otherwise noted.
3. All open space areas, Lots 1-3, Block X to be owned and maintained by the HOA.

THE ENCLAVE AT THE
LAKES OF PROSPER
Homeowners Association

PHASE 2

PLAT



Line Table		
Line #	Length	Direction
L1	34.35'	N33° 30' 09"W
L2	33.74'	S52° 19' 23"W
L3	14.01'	S45° 27' 10"E
L4	14.27'	N44° 32' 50"E
L5	14.14'	S44° 00' 24"W
L6	14.14'	N45° 59' 36"W
L7	14.14'	N45° 59' 36"W
L8	14.14'	S44° 00' 24"W
L9	14.01'	N45° 27' 10"W
L10	14.27'	S44° 32' 50"W
L11	14.14'	S45° 59' 36"E

Centerline Line Table		
Line #	Length	Direction
L12	15.00'	S44°00'24"W

Easement Line Table		
Line #	Length	Direction
L13	20.00'	N00° 59' 36"W
L14	20.00'	N00° 59' 36"W
L15	24.00'	S89° 00' 24"W
L16	26.81'	S89° 00' 24"W
L17	39.26'	N89° 00' 24"E
L18	5.03'	S89° 00' 24"W
L19	51.56'	N00° 59' 36"W
L20	2.29'	N89° 00' 24"E
L21	26.43'	S00° 05' 49"E
L22	5.00'	N00° 05' 49"W
L23	5.00'	S89° 00' 24"W
L24	5.00'	S89° 00' 24"W
L25	70.25'	N00° 59' 36"W
L26	20.00'	S00° 05' 49"E

Centerline Curve Table						
Curve #	Length	Radius	Tangent	Chord	Chord Bearing	Delta
C1	56.95'	300.00'	28.56'	56.86'	S85°33'19"E	10°52'34"
C2	114.99'	250.00'	58.53'	113.98'	N12°11'03"E	26°21'17"
C3	14.55'	385.00'	7.28'	14.55'	S24°16'42"W	2°09'31"

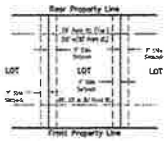
Right Of Way Curve Table						
Curve #	Length	Radius	Tangent	Chord	Chord Bearing	Delta
C4	10.58'	50.00'	5.31'	10.56'	S50°28'21"W	12°07'11"
C5	87.14'	50.00'	59.44'	76.52'	N73°32'09"W	99°51'29"
C6	58.65'	50.00'	33.22'	56.54'	N09°59'44"E	67°12'13"
C7	2.30'	360.00'	1.15'	2.30'	S25°10'43"W	0°21'56"

Easement Curve Table						
Curve #	Length	Radius	Tangent	Chord	Chord Bearing	Delta
C8	15.89'	10.00'	10.19'	14.27'	N45°21'36"W	91°04'00"
C9	54.30'	465.00'	27.18'	54.27'	N03°25'08"E	6°41'27"
C10	70.03'	300.00'	35.17'	69.87'	S00°04'38"W	13°22'28"
C11	53.65'	465.00'	26.85'	53.62'	N03°18'18"W	6°36'37"
C16	25.77'	44.00'	13.26'	25.40'	S73°33'31"W	33°33'11"
C17	37.70'	24.00'	24.00'	33.94'	N49°24'00"E	90°00'00"
C19	30.53'	49.75'	15.76'	30.05'	N31°13'03"E	35°09'33"
C20	17.38'	20.00'	9.26'	16.84'	S23°54'07"W	49°47'26"
C22	21.89'	30.00'	11.46'	21.41'	N21°53'55"W	41°48'37"
C23	21.89'	30.00'	11.46'	21.41'	S19°54'42"W	41°48'37"

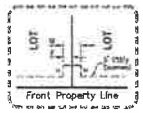
Legend

- IRF Iron Rod Found
- Building Line Setback
- ROW Right Of Way
- DE Drainage Easement
- SSE Sanitary Sewer Easement
- WE Water Easement
- HOA Home Owners Association
- UE Utility Easement
- VAE Visibility And Maintenance
- 10' Franchise Utility Easement

2015-615



STANDARD LOT DETAIL



TYPICAL DETAIL OF TRANSFORMER LOCATION

* NOTES:

1. Selling a portion of this addition by metes and bounds is a violation of town ordinance and state law and is subject to fines and withholding of utilities and building permits.
2. All corners are 1/2 inch iron rods with red plastic caps stamped "SPIARS ENG RPLS 5236" unless otherwise noted.
3. All open space areas, Lots 4-8, Block X to be owned and maintained by the H.O.A.
4. No trees exist on site.
5. No 100-Year floodplain exists on the site.
6. All fencing adjacent to open space lots and hike and bike trails shall be ornamental metal/iron.
7. Screening along collector and ground detention pond, Lot 6, Block X, shall comply with PD-8, Ordinance #07-05, Sec. 2.03 as it exists or may be amended.
8. Lot 4, Block X shall be a drainage and detention easement.
9. 4.523 Acres (197,019 Sq. Ft.) of street right-of-way dedicated with this plat to the Town of Prosper in fee simple.
10. No brick mailboxes; mailboxes shall be iron, wrought iron, or cast alloy posts and will match in color and style.
11. 59 Lots Developed to PD-8 Standards / 21.715 Acres (2.72 Units/Acre) / Average Lot Size 32,721 square feet.

Total Lot Size Table		
Lot Size (Sq.Ft.)	Total	Percentage
10,000 Up	27	46%
9,000 - 9,999	32	54%

Open Space Area Table		
Lot #	Block #	Square Feet
4	X	17,340
5	X	29,202
8	X	141,687

FINAL PLAT

LAKES OF PROSPER NORTH PHASE 2

21.715 ACRES OUT OF THE
COLLIN COUNTY SCHOOL LAND SURVEY NO. 12
ABSTRACT No. 147
TOWN OF PROSPER
COLLIN COUNTY, TEXAS

Owner / Developer:
CADG PROSPER LAKES NORTH, LLC
1800 Valley View Lane, Suite 300
Farmers Branch, TX 75234
Telephone (469) 892-7200
Contact: Mahdad Moayed

Engineer / Surveyor:
Spiars Engineering, Inc. TBPE No. F-2121
765 Custer Road, Suite 100
Plano, Texas 75075
Phone (972) 423-0077
Contact: Matt Dorsett

Scale 1"=100' November 3, 2015 Sheet 1 of 2

THE ENCLAVE AT THE

LAKES OF PROSPER

Homeowners Association

QUESTIONS AND ANSWERS

DRAINAGE STATEMENT FROM THE CITY OF PROSPER

Q& A

1. Since the previous(amenity center/pool) plan was scratched to a more smaller layout because of the amount of lots(100 lots), are we getting anything in writing that states you are only going to have 100 homes in this subdivision? There is an awful amount of land between 4th St and Frontier Parkway. The developer does not own any of the adjacent land. Please refer to the Town's website for the existing zoning of the land to the west and north of Lakes of Prosper North.

2. For those who are not interested in golf/CC membership due to handicap reasons or whatever, they should be credited back the value in their HOA dues account? A . We are authorized to make a 50% assessment credit for 2017.

3. CCR covenants - please send link out to all residents on how to access this. A. http://www.enclaveatlakesofprosper.com

4. When is the completion date for back filling and clean-up of the retaining wall A. They said they should be finished tomorrow June 17th.

5. Lake area need to be cleaned up, outlining area of Lake needs to be dressed up and more aesthetically appealing? What about Lake water spouts(see attached picture as an example from one of your other communities) A. Pricing one now.

6. How much needs to be built up before we have our own HOA? 75%? so 75 lots sold?, so 33 more? A. The Declarant control will end when 75% of the homes are sold to home owners. Another 28 homes need to be sold, maybe the last quarter of 2017(??) you will have an elections for a full homeowner Board.

7. Drainage area/site on greenbelt? (between LOPN and LOP) Need French drains or and irrigation control manager. A. the drainage area on the east side of the community does not belong to ELOP, only the west pond area. The irrigation can be controlled by landscape Maintenance Company. Essex will help anyway we can with home builder.

8. Can we request or are there any plans from the developer to build parks, fields, playgrounds, rec areas for our community? They are still waiting on the plans from the architects. What I am told they should be done this week. I am sure there will be plans by for the community pool by next

week's meeting. Plans not done as of today. Sent site plan to the City for approval 90 to 100 days to build once its starts.

9. *This excerpt is directly from www.centurionamerican.com website and is inaccurate and misleading. My Opinion, It's a very general description blending the pool area and surrounding City amenities within walking distance. Looks like they were describing Lakes of Prosper North.*

   a. *The Lakes of Prosper North community is a small quaint community located in the North Texas Town of Prosper, Texas. This infill development features two phases and will be situated across 40 acres in the northern section of the development. The Lakes of Prosper North will feature an amenity center with pool and hiking & biking trails. The Lakes of Prosper community does feature resort-style amenities including a community pool with kid's spray park and pavilion, playground and multi-purpose sports fields.*

10. Will there be a separate entrance on the North end of the development once the amenity center is built and the homes on Waterview and Sabine are complete? If so, where exactly? A. The road will extend to the west once the property to the west is developed.

11. Several homeowner lots need or have existing French drains between the yards. Need new ones installed or current ones fixed. A drain system was installed with Phase 1, these were private drain systems that should be maintained by the respective lot owner. If there are specific drainage problems they should be addressed by the home builder.

12. Request for stationary benches(concrete posted) to be along West side of Kirkwood facing West near lake(3 or 4 leading up to retaining wall?)A. there will be benches in this area.

13. Why is Megatel building 4-5 homes of the same floor plan on the same street all next to one another? Even with different elevations, Isn't that against ARC standards? Will need to check. I have reached out to the builder on this already. Typically they don't repeat elevations to look EXACTLY alike.

Q& A

14. City indicated Developer needs to raise the berm of the tank on Beacon Hill to prevent overflow into the street? Is this being done, and when?(this is flooding into the street as we speak) A. The easement is granted to a wetland mitigation "bank" entity, not the Town of Prosper. This berm/creek/pond area was built by the previous developer of the subdivision to the south. The Town has been notified that the developer of Lakes of Prosper north has no rights to enter into the easement area.

15. After the 4 months are up on CC Golf membership, can residents get a reduced rate and/or waived initiation fee? $220. Per month.

16. If amenity center is not completed by Oct 1, CC membership will need to be extended and remain active until amenity center is fully completed? Please confirm. A.YES

17. Can you advise and educate us on the formal process to change in the CCR "standards" regarding basketball goals and renter/invest groups within the community? Only the declarant can amend the CCR's. We need to work with an appointed advisory committee to get this request past. A.Board Resolutions and most general Rules and Regulations outlining or "clarifying" restrictions like basket ball goal and trash cans and pool rules etc. Banning rentals would take amendment from the Declarant or a 67% vote of the homeowners to amend after Declarant control.

18. Will we eventually have our own LOPN signage?(entrance and exit area) Working on some kind of signage for ELP.

19. CC&R 1(g) "Community-Wide Standard" states that the "Design Guidelines, Rules and Board resolutions" as established by Declarant may or may not be in writing and may evolve as development progresses as the property changes, however Texas Law requires that all CC&Rs, amendments, Articles of Formation, bylaws, design guidelines and any rules or policies affecting homeowners be recorded in the real estate records of the counties in which the property is located. These documents must also be posted on any HOA website effective January 1st, 2012. We are requesting that all Design Guidelines, Rules, Resolutions and Standards be put into writing and provided to each and every resident. As some residents may not have internet access or be able to check electronically, all documentation should be provided in

hard copy form via mail or delivered to their door. Failure to do so is a violation of the State of Texas's requirements of an HOA A.The Texas State Property Code 202 and 206 defines a dedicatory instrument. A dedicatory instrument is a document governing the establishment, maintenance, or operation of a residential subdivision. The types of documents most commonly covered or included in a dedicatory instrument would be: CCR's, Bylaws, Articles of Incorporation, All Amendments to CCR's or Bylaws, Rules or Regulations related to pool use, amenity center or club house use, Collection Policies (if adopted outside the CCR's or Bylaws), Records Reproduction and Copying Policies (if adopted outside the CCR's or Bylaws), ACC Rules or Regulations (if adopted outside of the CCR's or Bylaws), and any other document required to be prepared and adopted by use of a dedicatory instrument. Board Resolutions and most general Rules and Regulations outlining or "clarifying" restrictions already in place through your CCR's or Bylaws would not most likely be considered a dedicatory instrument. All documents are on the website and currently we are having some of the documents from the CCR's and Bylaws added to the website as a stand-alone document such as the design guidelines and records reproduction and copying policies. If the Board so desires, we can mail a packet including the CCR's and Bylaws to each Owner however, there have been no other dedicatory instruments other than these which have been filed on behalf of your Association.

20. Per the 82nd Legislative Session, Texas enacted several laws affecting HOA's and CC&R's, including one specifically that requires all HOA's hold annual owners meetings each year effective January 1st, 2012. Essex Management has been in violation of this each year of LOPN's existence and failed to adhere to its own By Laws which state one must be held in the first quarter of each year. What was the reason for the violation of these By Laws and State Laws? What is the penalty for this?
A. Section 209.014 does state that if the Board fails to call an annual meeting of the members, an owner may demand that a meeting of the association be called and the association shall hold an annual meeting not later than the 30th day of the date of the owner's demand. The owner's demand must be made in writing by certified mail to the registered agent of the association. If the Board fails to call a meeting after the owner's notice is received, the owner may form an election committee however, this is only applicable if elections were to be held. This section goes on to further dictate the requirements the owner must meet if they were to attempt to establish such a committee which would

be for the purpose of holding elections only. To answer your question there is no penalty. In 2014, between January and April, your Association had 2 homeowners. Three more homeowners were added between May and June then an additional 10 between July and December (the majority of which were added after August) for a total of 15 homeowners at the end of 2014. During this time, there was little Association activity and even Essex did not begin taking a management fee until June 2014 in an effort to assist the Association in maintaining a better cash flow therefore, the expenses were minimal and there was little Association business outside of Developer related topics. We acknowledge that the 2014 Annual Meeting did not take place therefore, we have arranged to include 2014 year end financials as "old business" at the 2015 Annual Meeting already scheduled for June 16, 2016. The Meeting notices should be arriving in your mailboxes soon. A.The 1st annual meeting would have happened last year for 2014 business.

21. **More street lights needed – on both Rustic and Sagebrush(targeting the dark areas of the streets) The street lights are planned according to the Town's subdivision regulations, the Town reviews the plan, and then they are installed**

We will work with the advisory committee (once one is established) regarding the CCR's standards, In regards to the standards for the basketball goals and rental property, in Declarant's communities, in general basketball goals need to be in good working order and they are not to be left curbside when not in use.

What are we waiting on here? How can we expedite a response to this? A.The Bridges Golf Club is ADA compliant/ How many homeowners are we talking about??

The dirt is being bought from off site and It's being compacted and the developer has to show the City the compaction test every two foot because a side walk is being built on top of it. It should be completed Tuesday. It will be 3 weeks before landscaping and irrigation is installed.

Fountains, at no charge to the LOPN community. A.Pricing now.

Q& A

We are requesting filed playgrounds, etc for our community at no charge to the LOPN community. A. On the North East corner of your community you have a dry path to City of Prosper Park. And there is not a location in your community to build a park. Plus there is no room on the plat.

Is there property already zones to the West of us? A.You need to check with the City on the zoning, it is not owned by the developer.

We need help here, Megatel is under responsive, can you help arrange maybe a 1 day irrigation fix to any house that need tweaking to their current drainage(in between yards). This is a builder or Homeowner issue. There is a 1 year warranty on new homes and the builder needs to fix, and should be reported to their warranty dept. if it's after a year the homeowner should do regular maintenance on their own home. The Declarant or the HOA is not responsible to repair drainage on the homeowner lots.

What was Zak's response on this? They are building against ARC standards, how do we stop this?
Megatel said they are following the guidelines below. I spoke directly with Aaron Ipour (Zach brother).

We are requesting 2 more street lights at no charge to the LOPN community. 1 on West end of Sagebrush and 1 on Rustic. If not, can we request through the Town? an just pay extra $10 per month? A. The development is wired based on the construction plans approved by the City of Prosper.

From the Design Guidelines for ELEVATION AND BRICK USAGE

SECTION 23 ELEVATION AND BRICK USAGE

with Same Elevation: The repeat of the same floor plan with the same

design shall be governed by the following provisions:

of Street: When dwelling units, using the same floor plan and

are constructed on the same side of the street, they shall be

by a minimum of two (2) lots. A one (1) lot separation will be

when a street intersection occurs, the street right-of-way serves as

Side of Street: When dwelling units, using the same floor plan and

are constructed on opposite sides of the street, they shall not

Directly or diagonally across from each other.

Brick Usage: All Dwelling submittals shall calculate the percentage

for each material as follows:

51

2.4 EXTERIOR WALLS

2.4.1 Exterior Wall Materials: Exterior walls shall be masonry and exterior-grade siding

Materials as approved by the Architectural Control Committee:

2.4.1.1 Front Walls: All front wall surfaces shall be full (100%) masonry, except

Siding may be used for hidden or concealed wall surfaces not directly

Visible from the lot front property line. Siding can be used in limited

Quantities for upper gable areas that would create a "brick-on-wood"

condition; this provision is for special conditions only and is not intended to

Reduce the essential 100% masonry requirement for the front wall areas and

Approval of the use of this provision is at the sole discretion of the Reviewer

And the City of Prosper.

2.4.1.2 Side Walls: Side wall surfaces may be constructed using a mixture of

Masonry and exterior-grade siding as required complying with the minimum

Seventy five percent (75%) masonry overall requirement;

Q& A

2.4.1.3 Rear Walls: Rear wall surfaces of the first floor may be constructed using a

Mixture of masonry and exterior-grade siding as required complying with

The minimum seventy five percent (75%) masonry overall requirement;

Second floor wall surfaces may be exterior-grade siding materials.

2.4.1.4 Chimneys: Chimney wall structures that are a direct extension of an exterior

Wall shall match the requirement of said wall.

2.4.1.5 Required masonry percentages shall be calculated excluding exterior wall

Areas built on top of a roof.

23 ELEVATIONS AND BRICK USAGE

2.5.1 Same Plan with Same Elevation: The repeat of the same floor plan with the same

Elevation design shall be governed by the following provisions:

2.5.1.1 Same Side of Street: When dwelling units, using the same floor plan and

Same elevation, are constructed on the same side of the street, they shall be

Separated by a minimum of two (2) lots. A one (1) lot separation will be

Permitted when a street intersection occurs, the street right-of-way serves as

a lot equivalent.

2.5.1.2 Opposite Side of Street: When dwelling units, using the same floor plan and

Same elevation, are constructed on opposite sides of the street, they shall not

Be constructed directly or diagonally across from each other.

Q& A

2.5.2 Repeat Brick Usage: All Dwelling submittals shall calculate the percentage

Coverage for each material as follows:

2.5.2.1 Same Side of Street: No combination of brick color, mortar color, and sand color shall be repeated for adjacent dwellings. Street and alley Intersections are acceptable separation elements.

2.5.2.2 Opposite Side of Street: There are no restrictions for the use of brick color, Mortar color, and sand color for dwelling units on opposing sides of the Street.

Drainage Statement from City of Prosper

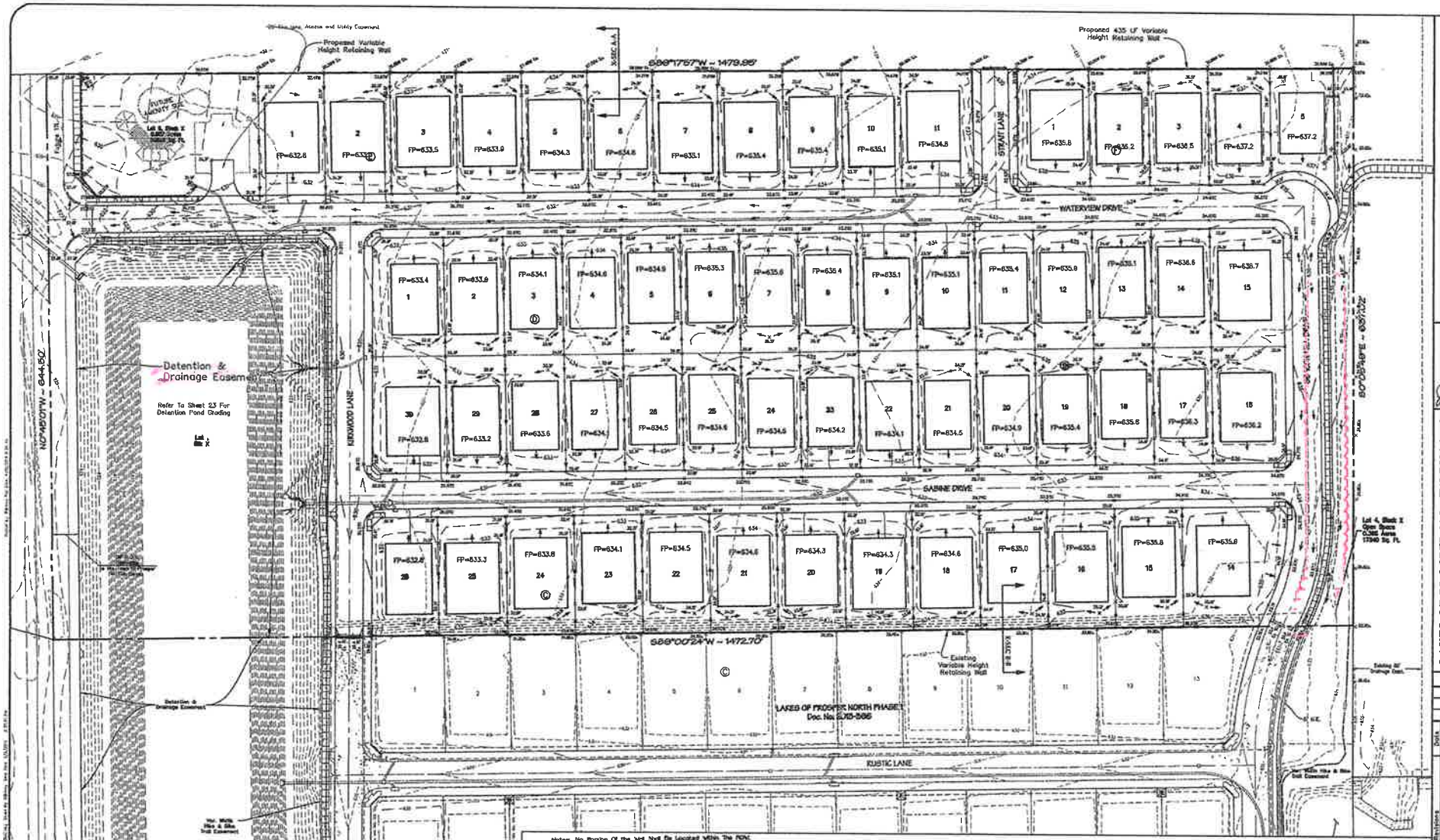
The Town has been working with the Lakes of Prosper HOA, their developer, and consultant on a remedy to the stormwater overtopping the berm adjacent to Beacon Hill Dr as the berm and pond was constructed with their development. We have had several correspondences with their consultant and have received a preliminary analysis of the situation. The Town is still waiting on a final analysis so we may proceed with having the area modified to prevent further overtopping.

Additionally, we believe that downstream sediment build-up due to erosion into the creek may be an additional cause of the overtopping. We will be contacting possible contributing property owners to look into rectifying the situation. The majority of the creek downstream of the pond is on Town property (Frontier Park) and there are already in the works plans to remove some of the sediment that has accumulated over time. However, since the phase north of the Enclaves of Lakes of Prosper is part of your subdivision, we would ask to please look into any contributing sediment runoff from existing and proposed common areas of the Enclaves and help alleviate any further erosion.

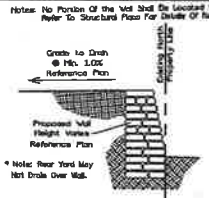
Thank you for your cooperation.

Daniel L. Heischman, P.E.
Senior Engineer
Town of Prosper
www.prospertx.gov
Main: 972.346.3502
Direct: 972.569.1096
Fax: 972.347.9006

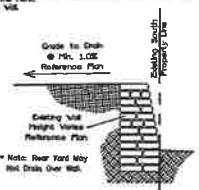
PROSPER'S PURPOSE - PROSPER IS A PLACE WHERE EVERYONE MATTERS



Notes: No Portion Of the Wall Shall Be Located Within The ROW. Refer To Structural Plans For Details Of Retaining Wall.



X-SECTION A-A



X-SECTION B-B

Legend

- FP=000.00 ~ Proposed Finished Pad Elevation
- 00.0Ex. ~ Existing Grade Elevation
- 00.0TC ~ Proposed Top Of Curb Elevation
- 00.0F ~ Proposed Future Finished Grade Elevation
- 00.0TW ~ Proposed Top Of Wall Elevation
- 00.0BW ~ Proposed Bottom Of Wall Elevation
- ~ Drainage Arrow / Direction Of Flow
- ~ Existing Surface Contours
- 621 ~ Proposed Grading Contours
- ~ 52' x 80' Pad
- ~ 60' x 80' Pad

50 0 25 50 100
1 inch = 50 ft.

CAUTION !!!
EXISTING UTILITIES

EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH HORIZONTALLY AND VERTICALLY THE LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION AND TO TAKE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.

BENCHMARKS:

BM#1–"X" Found at the centerline intersection of Tumbleweed Drive and Beacon Hill Drive. Elevation = 635.96

BM#2–"X" Found at the centerline intersection of Tumbleweed Drive and Kirkwood Lane. Elevation = 628.32

pias ENGINEERING
769 Cutler Road, Suite 100 • Plano, TX 75075 • (972) 422-0077 • TBPE No. F-2121

JENNIFER M. JAMES 80167

LAKES OF PROSPER NORTH PHASE 2
TOWN OF PROSPER
COLLIN COUNTY, TEXAS

Lot Grading Plan

Issue Dates:

Date

Revisions

Scale: 1"=50'
Drawn By: JC
Checked By: JMH

Sheet 22 of 24

SEI No. 13-103

Statement from Essex Management

In 2014, between January and April, your Association had 2 homeowners. Three more homeowners were added between May and June then an additional 10 between July and December (the majority of which were added after August) for a total of 15 homeowners at the end of 2014.

During this time, there was little Association activity and even **Essex did not begin taking a management fee until June 2014** in an effort to assist the Association in maintaining a better cash flow therefore, the expenses were minimal and there was little Association business outside of Developer related topics.

We acknowledge that the 2014 Annual Meeting did not take place therefore, we have arranged to include 2014 year end financials as "old business" at the 2015 Annual Meeting already scheduled for June 16, 2016.