HAWKRIDGE

HAWKRIDGE COMMUNITY
SUBDIVISION INFORMATION STATEMENT

The Hawkridge Community consists of two approved and recorded subdivision plats in Hays County. Hawkridge, Phase One, approximately 47 acres ("**Phase One**"), and Hawkridge, Phase Two, ("**Phase Two**") an adjoining tract of approximately 38 acres, are both owned by Declarant. The owner of Phase One and Phase Two is Catharine Steven Ventures LLC, a Texas Limited Liability Company, whom will be the Declarant in the Declaration of Covenants, Conditions and Restrictions for the Hawkridge Community (the "**Declaration**").

Utilities

1. Electricity is provided by Pedernales Electric Cooperative ("PEC") upon application and contract by the Lot Owner with the PEC.

2. Sanitary sewage services is provided by an On-Site Sewage Facility located on each Lot. Permits are to be submitted and approved by the Texas Commission on Environmental Quality ("TCEQ") and the On-Site-Sewage Facility is the be designed and constructed by the Lot Owner. Seller does not warrant the size, design requirements or location of the On-Site Sewage Facility on any Lot.

3. Domestic water service is provided by West Travis County Public Utility Agency, 13215 Bee Cave Pkwy Building B, Suite 110, Bee Cave, TX 78738

4. Natural gas is not available to the Subdivisions. Lot Owner may install underground propane tanks on the Lot.

5. Telephone, Internet and Television services are the responsibility of the Lot Owner.

The Declaration and the HOA

All Lots are subject to the Declaration referenced above. The purpose of the Declaration is to protect lot owners against improper development and use of Lots; to provide for maintenance of landscaping and common areas; to establish and enforce design and construction standards; and to encourage the construction of attractive, single family, detached residences. Hawkridge will be a gated community with a private street. Upon the purchase of a Lot in Hawkridge, the Lot Owner becomes subject to mandatory membership in The Hawkridge Homeowners' HOA, Inc., a Texas non-profit corporation (the "HOA"). The HOA has been created for the purpose of enforcing the restrictions, owning and managing common areas, including the entry gate and private streets, and collection of assessments for the discharge of the HOA's duties. All Lot Owners taking title to Lots by and through Declarant shall be Class A Members of the HOA. Declarant shall be the Class B Member. An initial purchase assessment of $2,500.00 per lot is payable to the HOA at closing on the purchase of the Lot. Regular Assessments are set annually by the HOA Board of Directors following the adoption of annual budgets. Special Assessments, in addition to regular assessments, may be assessed following approval by a vote of the Members as set out in the Declaration.

Seller Disclaimers

Seller does not warrant that the trees and vegetation on the Lots are free from pests or disease, including "Oak Wilt", and each Lot Owner shall take reasonable precautions to inspect, preserve and maintain the health and welfare of trees on his or her Lots.

Copies of the Declaration, Articles of Incorporation, and Bylaws of the HOA are available upon Buyer's request.