

MOUNT BONNELL SHORES/COLORADO CROSSING HOMEOWNERS' ASSOCIATION

HOA Information Summary

The MBS/CC HOA consists of approximately 150 Members. The HOA is managed by a 5-person volunteer Board, elected by the HOA membership. HOA dues are currently \$165 per year, due in June.

The HOA Board and some individual neighbors organize numerous events and activities for all residents to enjoy throughout the year. Annual events typically include:

- Easter egg hunt
- 4th of July firework viewing at the Park
- Neighborhood dog show
- Halloween parade
- Drive-In Movie night
- Neighborhood-wide fire ant treatment effort
- Annual Member meeting and dinner

The HOA eligibility area includes six subdivisions; MBS sect 2, CC sect 1,2,3, David's Ct, Jeffrey's Pl, but not all properties in the eligibility area are members of the HOA. **HOA Members** are authorized to visit both common properties (including the 5 acre lakeside park and the 8 acre greenbelt nature trail). **Non-HOA members** in the eligibility area (except CC Sect 3) are authorized to visit the lakeside park but not our nature trail. Nonmember property in the CC Sect 3 subdivision has no deeded access. *Any property owner in the eligibility area may join the HOA to obtain full access to the lakeside park and trail.*

One of the most unique benefits of living in the Mount Bonnell Shores/Colorado Crossing neighborhood is access (per above limitations) to our private forest with two intermittent creeks, a permanent spring, and a park with frontage on Lake Austin. Our forest is one of the best preserved wildlife habitats in the Austin area and includes a spring-fed native plant nursery used by volunteers restoring the property. Our lakeside park is a quiet place to fish, pick up your family for boating, have a cookout, a picnic or host a party by the lake. Our greenbelt includes a beautiful half-mile long shady nature trail that runs the full length of the neighborhood, making it easy for neighbors to enjoy a short walk through nature, right around the corner from home. Dogs love to sniff out rabbits during their daily walk in the woods, and to swim and fetch in the lake. Our forest is a great place for kids to explore and build "forts". Additional short trails lead to hidden creeks and springs. If you like nature you'll love our common property.

To preserve the unique benefits of the Park and the Trail, the HOA has adopted rules for use of the Common Area. A detailed Common Area Policy containing all of the rules is available on the HOA website. These rules include:

- The HOA has a volunteer Maintenance Committee that performs all maintenance. Cutting of trees and vegetation by others, and dumping of yard waste in the Common Area is prohibited.
- Authorized visitors may invite guests but are required to accompany them at all times.
- Personal property may not be stored in the Common Area.
- Authorized Visitors may not share the gate code with others (a primary cause of trespassing).

The HOA maintains a website at www.e-neighbors.com to which all Members are encouraged to register in order to receive information about activities and news in the neighborhood.