

# THE CANOPIES

[MUD 13]

<b>County, City, Zip</b>	Montgomery, New Caney, 77357
<b>Permits</b>	Montgomery County - 936-756-0571
<b>HOA</b>	The Canopies Residential Community, Inc.
<b>Management Company</b>	Inframark 2002 west Grand Parkway North, Suite 100 Katy, Texas 77449 281.646.2328 Kelli.romero@inframark.com
<b>HOA Dues</b>	\$750.00 Annually - due January 1st
<b>Resale Disclosure - Homeowner</b>	\$340.00
<b>Transfer Fee - Homeowners</b>	\$175.00
<b>Working Capital Fee</b>	\$750
<b>Community Enhancement Fee (Assessed on all Resales)</b>	.25% of sales price
<b>Property Tax Rate</b>	3.389% <i>(Based on 2024 Tax Statement and subject to change annually)</i>
<b>School District / Schools</b>	Splendora ISD Elementary: Timber Lake Elementary School [on site] Jr. High: Splendora Junior High High: Splendora High School
<b>Phone / Cable</b>	Suddenlink 1-877-794-2724
<b>Electric</b>	Entergy - 1-800-368-3749
<b>Gas</b>	Centric - 281-252-6700
<b>Water / Sewer</b>	East Montgomery MUD 13 MDSWater.com / 281-290-6500
<b>Trash</b>	Texas Pride Disposal (281) 342-8178 Service@texaspridedisposal.com
<b>Post Office</b>	20811 US-59 New Caney, TX 77357 Phone: (800) 275-8777 <b>Mailbox keys distributed through Sales</b>