



Welcome to Falling Water:

You have chosen a special neighborhood in the Texas Hill Country.

Falling Water has an elected board of directors and we would like to introduce ourselves

Sal Holt, President	210.573.3830	fallingwaterpresident@gmail.com
Vicki Weber, VP	210.247.8244	fallingwatervp@gmail.com
Karen Beauchamp, Treasurer	713.249.1484	fallingwatertreasurer@gmail.com
Nancy Lewis, Secretary	409.771.3105	fallingwatersecretary@gmail.com
Pat Bartlett, At Large	972.979.9766	fallingwateratlarge@gmail.com

We have a community website <http://fallingwatertexas.com> which has a wealth of information and will be the site to visit when you have a question or need to seek information about our neighborhood. Your POA secretary will provide you with a password to access all related information.

Moving to a new community can be daunting, but rest assured we will help you to feel at home. New owners often have questions, and we tried to address topics of interest which aren't always addressed by the Welcoming Committee. Following is only a summary, and you can find the complete CCRs and Bylaws on our website, and those documents take precedence.

As a property owner in Falling Water, you will receive periodic emails from our secretary announcing meetings, activities in our neighborhood, as well as an occasional email of happenings in Comfort.

Falling Water property owners are either located in Kendall or Kerr County. It is **important** when calling **911** or the **sheriff** department not only share your home address, but to tell them you are in the Falling Water subdivision. Even if your home is located in Kerr County an agreement has been made with Kendall County to be the first responder which improves response time.

Please feel free to contact anyone of us if you have any questions or concerns.

ARCHITECTURAL CONTROL COMMITTEE (ACC)

- The goal of this Committee is to encourage the construction of improvements of good architectural design, quality, and proper size. Improvements should be designed with particular attention to the aesthetic appearance to create an attractive and harmonious blend with existing dwellings and natural surroundings.
- It is always a good idea to contact the ACC prior to beginning any sort of exterior project. The ACC can be reached by email at fallingwateracc@gmail.com.
- All planned exterior work on your property must be approved by the ACC before work commences, such as, any home addition, altering/adding driveway, shed/storage, greenhouse, children's playhouse, changing colors of siding or roof, swimming pool, solar panels, fencing.
- Hard landscaping which includes rocks or boulders

BOOKKEEPING

- Trudy Hoffman is the Falling Water resident bookkeeper. She can be reached at 321.243.1471 (cell), fallingwaterbookkeeper@gmail.com, for any changes in email, phone #, billing addresses.
- Contact Trudy to have your invoices sent via email instead of postal service
- The assessment fees are due semi-annually by January 1st and July 1st.
 - Homeowner: \$379.50/semi-annual or \$759.00/annual
 - Lot Owner: \$189.75/semi-annual or \$379.50/annual

FALLING WATER PROPERTY

- The ONLY common areas are the private streets and entry gate.
- All developed property, undeveloped property, ponds, waterfall are privately owned. Always ask permission before entering any property other than your own. Owners are encouraged to report all trespassers to the sheriff 830.249.8645
- All lots in the Subdivision shall be for single-family residential purposes only.
- No businesses may be operated out of a residence, whether profit or non-profit, except occupations which may be conducted from a home office and for which patrons or clients do not meet at the residence of owner.

FIRE

- Falling Water is susceptible to fires due to the proliferation of foliage and grasses surrounding our homes. A sign is posted near the entrance gate if a burn ban is in effect.
- The burn ban in our neighborhood overrides the burn ban in Kerr and Kendall County.
- The burn ban status can be found on the homepage of the website.

FIREWORKS

- The discharge of any type of fireworks is prohibited.

HUNTING AND FIREARMS

- No firearms shall be discharged except for the purpose of the protection of health, safety or welfare.

- The Wildlife Management Committee conducts an annual controlled deer harvest. Contact the WMC coordinator for information.

LIGHTING AND DARK SKY

- This is a dark sky community. Light housings must shield or directly focus light sources downward to minimize the visibility of light sources from any other part of the subdivision and minimize light pollution of the night sky. All landscape and security lighting shall be subject to review/approval of ACC.

MAINTENANCE

- Trees, shrubs, vines and plants that die shall be promptly removed from the property.
- Lawns must be properly maintained, fences must be repaired and maintained.
- Building materials shall not be stored on any lot except when being employed in construction.

PARKING & VEHICLES

- Parking of vehicles is only allowed in a driveway or a garage.
- Visitor or property owner's recreational vehicles or trailer may be parked in driveway for a maximum of 7 days.
- No boat, tent, trailer or recreational vehicle shall be kept, parked, stored, or maintained that is in visible sight from an adjoining street.
- The openings to structures which house any motor vehicle, motorcycle, boat, trailer, recreational vehicle, or similar equipment or machinery, shall not face an adjoining street and the contents of the structure shall not be visible by sight from adjoining street.
- No stripped down, wrecked, junked, or inoperable trailers, boats, recreational vehicles, or motor vehicles shall be kept on any lot.
- No unlicensed recreational vehicles such as go karts, dirt bikes, or motorized skateboards.

PETS AND ANIMALS

- No more than (2) dogs are allowed.
- Owners are responsible for their dogs not to be able to run loose either by a fence or leash.
- No hogs, swine, poultry, fowl, or other similar birds shall be kept on any lot at any time.
- No more than (1) animal unit of domestic livestock shall be kept upon each (3) acres of land. Contact the Architectural Control Committee for guidance and approval.

RECREATIONAL

- No basketball goal backboards or any other similar sporting equipment of either a permanent or a temporary nature shall be placed within front building setback line.

SECURITY

- A gate code is provided quarterly in the newsletter for your workers and visitors.
- Your personal gate code should be shared with only those you know well.
- You can provide a phone number to Keith Jurgens to allow a guest to call you and open the gate for them.

SIGNAGE

- All signage must be approved by the Architectural Control Committee.
- The only signs permitted are a single “For Sale” on developed property, construction and political. Political signs are only allowed 90 days before and 10 days after an election and are limited to one sign per election position.

WILDLIFE MANAGEMENT PLAN

- Falling Water has a Wildlife Management Plan, and you are eligible to apply with your County to obtain the Wildlife Tax Valuation. Contact the Wildlife Management Committee Coordinator for more information.