

SERENITY OAKS USEFUL INFORMATION

WATER – The water supply for Serenity Oaks is through Canyon Lake Water Service. Their phone number is 830-964-2166. The water system design is state approved. There is a one-time charge to the lot owner of \$1,800.00 on any lot for extending lines.

TELEPHONE and INTERNET – Guadalupe Valley Telephone Coop - Business Office: 830-885-4411.

ELECTRICITY – Pedernales Electric Coop: 888-554-4732.

TELEVISION – Dish Network: 800-346-3235, Direct TV: 800-280-4388, GVTC: 866-586-7064.

GARBAGE PICKUP – IESI: 866-282-3508, Hill Country Waste Solutions: 830-885-5512

FIRE PROTECTION – 911, Spring Branch Fire Station 1: 830-885-7151 *Call for approval to burn.

ROADS – All roads in Serenity Oaks are built to meet or exceed Comal County specifications. Irrevocable letters of credit for the full amount of construction are posted with the County Judge to assure completion.

ASSESSMENTS – There is an assessment of \$302.50 per year, per lot owner, payable semi-annually in January and June. This assessment goes toward installing and operating streetlights, road upkeep, construction, and salary costs. The assessment is subject to a maximum increase of 10% annually. Only one assessment fee is charged per tract owner. Assessment Payments will be made to Diamond Association Management & Consulting 210-561-0606 Please setup online profile at WWW.SERENITYOAKSPOA.COM for all updates and notifications.

TAXES – Comal ISD and Comal County: 100% of fair market value. 1.8% (2019 Rate) This includes EMS, Road, Fire and ISD taxes. NO CITY TAXES! 20% Optional Homestead Exemption Available!

SCHOOLS – Comal ISD: Rebecca Creek Elementary, Bill Brown Elementary, Mountain Valley Middle, Smithson Valley Middle, Canyon Lake High, and Smithson Valley High School.

DAY CARE – Licensed Day Care: Kiddie Kollege 830-899-4600, Canyon Lake Presbyterian 830-964-5858 Kid's Day Daycare 830-438-6732, The Pillars Christian Learning Center 830-980-2520.

CHURCHES – Riverside Community Church 830-980-4600, Spring Branch Baptist Church 830-885-5805 St. Andrews Lutheran Church 210-493-9832, Hill County Christian Church 830-980-2019, Chapel in the Cove 830-885-4063, Hillside Fellowship 830-228-4673, Community Bible Church Spring Branch 830-228-5654.

POOL MEMBERSHIPS – Family Memberships are \$220 per year and can be purchased thru Diamond Association Management & Consulting. (DAMC) @ 210-561-0606. WWW.SERENITYOAKSPOA.COM

RESTRICTIONS - I /We have received a copy of the Subdivision restrictions for Serenity Oaks also known as Rayner Ranch.

Purchaser Signature

Purchaser Signature

Unit _____, Block _____, Tract _____

Date: _____