



Raintree Woods Homeowners' Association

7899 Fair Oaks Pkwy., Fair Oaks Ranch TX 78015 * www.raintreewoods.us * 830.981-8386

Welcome to our neighborhood. Please read the following information carefully and abide by the guidelines so that you may provide the best possible service to our residents.

A wealth of information about Raintree Woods is provided on the H.O.A. website listed above (i.e., By-laws, Articles of Incorporation, Covenants & Deed Restrictions for each of the seven areas within Raintree Woods, current Board members, etc.).

Raintree Woods H.O.A. collects a \$65 per month assessment that pays for the expense of a guard 24/7, utilities, and maintenance of the common areas, guardhouse and roads within Raintree Woods.

The monthly assessment information must be on EVERY MLS listing in addition to Fair Oaks Ranch HOA information.

A resale certificate is to be provided to Raintree Woods HOA on every property sold (mail to the address above or fax to 830.755.4378). Before closing on a sale, the title company is to contact Raintree Woods HOA at 830.755.4373 to obtain current financial information on the property.

RAINTREE WOODS GUIDELINES FOR ENTRY & OPEN HOUSES

1. Realtors will use the visitor's lane to enter and give the guard the address of the property they are showing. Bar codes stickers will not be issued to realtors.
2. Realtors will show property in Raintree Woods with the approval of the resident, owner or listing agent. Realtors arriving at the gate to visit a resident without resident or owner approval will not be permitted to enter.
3. Realtors wishing to drive through Raintree Woods without showing a specific property will be provided a "Visitor Pass" upon presenting their realtor business card and driver's license to the guard. Realtors so admitted shall not visit any residence without an appointment set by the resident.
4. REALTOR PREVIEWS - Owners or residents may have realtor previews of newly listed properties. The homeowner is responsible for providing the guard with prior written notice which states the address of the home to be previewed and the date and time of the preview. Realtors arriving at the gate to preview a property will be admitted only after showing the guard their realtor business card and driver's license.
5. OPEN HOUSES - Realtors may hold open houses within Raintree Woods with three (3) days prior written request to the guards. The notice shall include the address of the property, the name and phone number(s) of the responsible realtor, and the date and time of the open house. Guards will give each guest printed directions to the open house (to be provided by resident or realtor). All guests admitted to the open house shall be the responsibility of both the realtor and owner/resident.

Realtors are responsible for knowing the information contained herein and providing this information to their employees, agents and clients. Any realtor found to be violating the above rules will be denied future access to Raintree Woods.