



Fort Bend County Engineering
FORT BEND COUNTY, TEXAS

Richard W. Stolleis, P.E.
County Engineer

September 6, 2018

Commissioner W.A. "Andy" Meyers
Fort Bend County Precinct 3
22333 Grand Corner Drive
Katy, Texas 77494

RE: Cinco Ranch Northwest, Section 18

Dear Commissioner:

A final inspection of the roads for the above referenced subdivision was made, and all of the deficiencies have been corrected. The streets are private and will be maintained by the Homeowners Associations.

The current bond is # [REDACTED] in the amount of \$ 254,000.00 . Release bond to:

Mr. Alan F. Bauer
Nash Cinco NW, LLC
10940 W. San Houston Parkway North, Suite 300
Houston, TX 77064

If you should have any questions or need additional information please feel free to call.

Sincerely,

Phillip Gardovsky
Construction Coordinator
Engineer Technician I

PG/gyl

cc: Mr. Gary Goessler, P.E., BGE Inc. ggoessler@browngay.com
Mr. Richard Albrecht, Nash Cinco NW, LLC ralbrecht@newlandcommunities.com
Mr. Patrick Miles, Jaho construction, Inc. pmiles@jahoinc.com
Mr. Scott Wiegat, FBC Road & Bridge
File

CR NW Sec. 15 + 18



CINCO RANCH RESIDENTIAL ASSOCIATION II

Professionally Managed By:

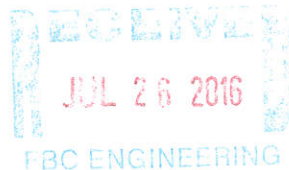
C.I.A. Services, Inc

8811 FM 1960 Bypass, Suite 200

Humble, Texas 77338

Phone: 713-981-9000 • Fax: 713-981-9090

customercare@ciaservices.com



July 20, 2016

Mr. Jorge Salgado
Fort Bend County Engineering
301 Jackson St., Suite 401
Richmond, Texas 77469

RE: Acceptance of Brick Paver Maintenance within Cinco Ranch Residential Association II, Inc.

Dear Mr. Salgado:

This letter shall confirm the requirements regarding provisions by the Cinco Ranch Residential Association II, Inc. to maintain the Brick Pavers installed on Havenwood Ridge Drive in the above referenced subdivision in perpetuity.

Pursuant to the Fort Bend County Regulations of Subdivisions, as amended, and the approved plat, the above referenced subdivision assesses and collects an assessment from all property owners. The revenue generated from the assessment is used to cover specific operating expenses of the subdivision such as maintenance of brick pavers.

The governing documents of the Cinco Ranch Residential Association II, Inc., more specifically the Declaration of Protective Covenants, grant the authority to the subdivision to levy and collect these assessments and legally obligate each property owner to pay said assessment each year.

Each year, the assessments are placed in an Operating Fund and a Replacement Fund. Monies from these Funds will be used for the repair of the brick pavers installed on Havenwood Ridge Drive in Cinco Ranch Residential Association II, as well as other items as approved by the Board of Directors of the HOA.

Should you require more specific documentation regarding the Cinco Ranch Residential Association II, Inc. provisions to provide for maintenance of the private streets, please advise me of that. Otherwise, I shall assume this letter satisfies the documentation request. If this is satisfactory then arrangements can be made for the County to inspect these streets and Newland Communities may request the release of their bond or letter of credit.

Thank you for your review of this matter. If I can be of further assistance, do not hesitate to call me.

Sincerely,

Chester Pleasant
President

