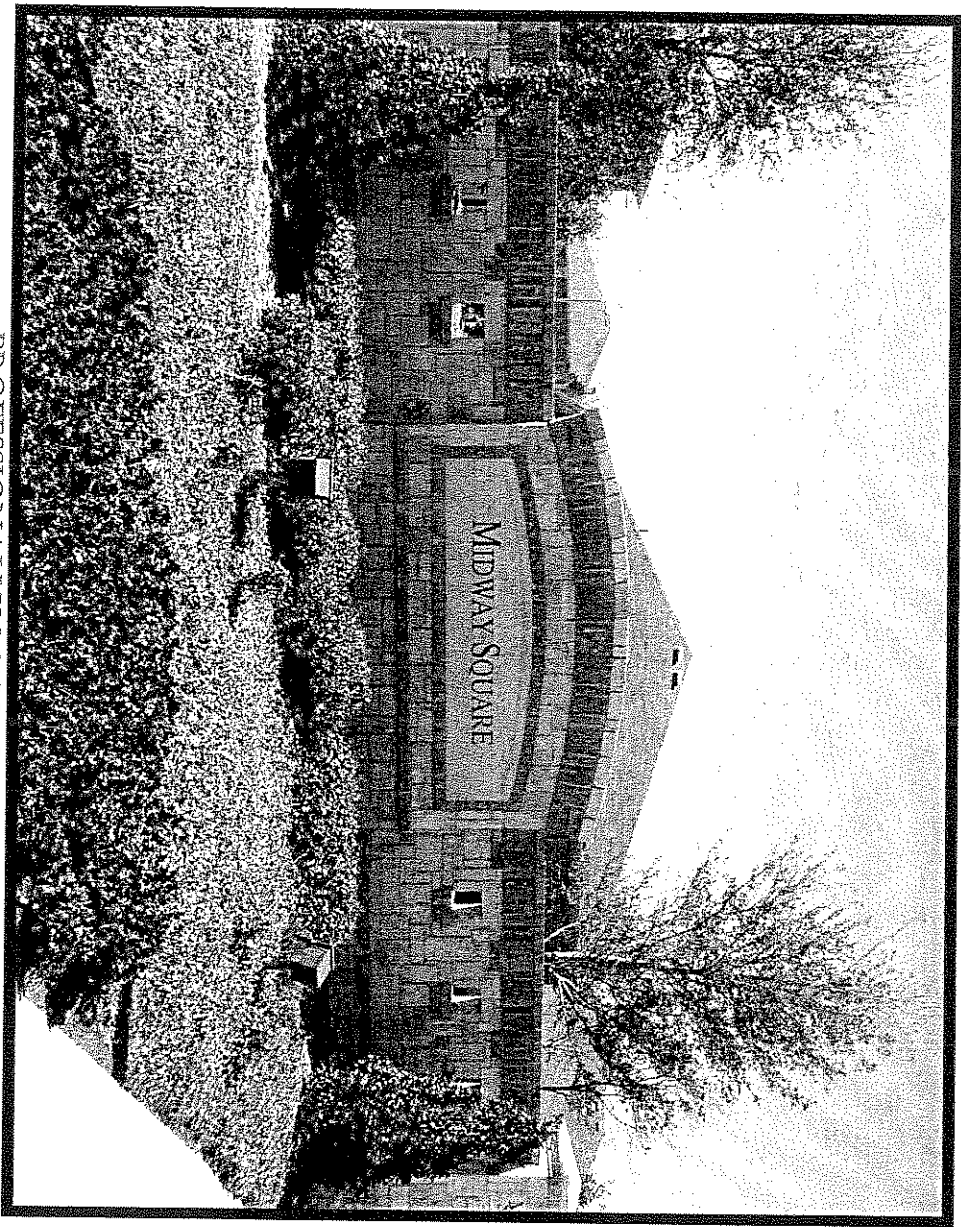





Midway Square



PROFESSIONALLY MANAGED BY:

 **Rea!Manage**

603 Port Royale Way
Euless, TX 76039
TARRANT COUNTY



April 04, 2006

Dear Midway Square Homeowner:

RealManage is pleased to announce that your Board of Directors has chosen us to manage your association. We look forward to serving the residents of the Midway Square Homeowners Association.

Customer Service – You may contact us at our toll free customer service number **1-866-473-7378** (1-866-473-7378), to speak to a Resident Advisor. We provide extended calling hours (currently 7:30 a.m. to 9:00 p.m. CST) and bilingual capability (English and Spanish). Our Resident Advisors usually can answer any resident question within just a few minutes without having to re-route your call or research information to call back later with an answer. They have immediate, electronic access to all neighborhood and owner/resident information and can instantly email lost statements, deed restrictions, annual meeting announcements, and other community information. In addition, we can receive email and fax requests for service and our web site (www.realmanage.com) provides an online request form.

Community Association Manager – Meredith Tunnell has been selected as your Community Association Manager. She will be responsible for the day-to-day operations of the Association.

Assessments – We have your current year-to-date account balances transferred from your past management company. You will receive a statement for your semi-annual assessment payment during the month of June. Please keep your eye out for it and send in your payment promptly. If you would like to have the assessments automatically deducted from your account via ACH, pay by e-check or by credit card, please visit our website at www.realmanage.com for detailed instructions. If you have any questions or problems, please call us so we can assist you.

Update Information - To ensure the accuracy of our records, please fill out the attached form and mail it to our return address: **PO Box 803555, Dallas, TX 75380.**

Deed Restriction Inspections – As part of our duties as your Association Manager, we will also begin regular site inspections immediately. Your Board of Directors is committed to maintaining the integrity of the community you have chosen to call home. To that end, they will be working closely with us to enforce the restrictions each of you relied upon when you bought your home.

We are looking forward to meeting you all and to serving you as we establish a vital relationship with your association to keep it a pleasant neighborhood in which to live.

Sincerely,

Christopher Carr, CMCA
Director of Association Management

Midway Square

Community FAQ's

Item	Information
ASSESSMENTS: Where to I sent in my payment?	PAYMENT ADDRESS: CENTRAL REGION Payment Processing Center 2633 Mc Kinney Ave # 130-502 Dallas, TX 75204-2581
Assessment Amount	\$335.00
Assessment Frequency	Annual
Assessment Due Date	1 st of JANUARY
Assessment Late Date	31 st of January
Assessment Late Fee	10% Annual
Architectural Requirements	An architectural form, regarding any exterior improvements or changes, must be submitted for approval. You may obtain a form via email, fax, or mail. Our resident advisors will be happy to assist with you with this process, please call our local number 214-269-2510 or toll free number at 866-473-2573 .
Emergencies	RED CROSS: http://www.redcross.org/services/disaster/ NATIONAL WEATHER SERVICE: http://www.nws.noaa.gov/
Gate Key/Transmitter	N/A
Landscaping	Community common area landscaping services are provided on Tuesday afternoons by Landworks. (They do not offer or contract services on individual resident basis.)
Mailbox Keys	N/A-Contact USPS
Newspapers	Fort Worth-Telegram
Pool/Tennis Court Keys	N/A
Reporting Violations	All reports of violations must be submitted in writing. You may fill out the Request form at RealManage.com , or submit it by mail. Please make sure to include your current contact information, your address, and address location of violation. All disclosed information will remain private.
Trash Pick Up	Trinity Waste Services Your water bill will provide service times
Visitor Parking	N/A

Midway Square

What is prohibited in the community?

<p>Animals</p>	<p>Fowl Non-Domestic Odor Pet Waste Quantity-4 Commercial Use Encroachment on Easements Unleashed/Loose</p>
<p>Architectural</p>	<p>Garage Conversion Mining and Drilling Single Family Use-ONLY Subdividing Unsanitary Enclosure Drainage Sight Distance Temporary Structures</p>
<p>Vehicles</p>	<p>Automobile/Unregistered Boat Camper Commercial Vehicle RV Trailer Truck> Restricted Tonnage Water Craft</p>

This is a summary of Deed Restrictions; please refer to your DCC&RS for specifics.

Animals

**"It is the purpose of these provisions to restrict the use of the Property so that no person shall quarter on the premises cows, horses, bees, hogs, sheep, goats, guinea fowls, ducks, chickens, turkeys, skunks or any other animals that may interfere with the peace and quiet and health and safety of the community."*

Architectural

**"No building, fence, wall, parking area, swimming pool, spa, pole, mailbox, driveway, fountain, pond, tennis court, sign, exterior color or shape, or new or modification of a structure shall be commenced, erected or maintained upon any Lot or the patio or garage used in connection with any Lot after the purchase of any Lot from Declarant, nor shall any exterior addition to or change or alteration therein be made until the plans and specifications showing the nature, kind, shape, height, materials and location of the same are submitted to and approved by the Committee. Plans and specification shall be submitted to the Committee at least thirty (30) days prior to the commencement of any construction or modification."*

Vehicles

"No boat, marine craft, hovercraft, aircraft, recreational vehicle, pick-up camper, travel trailer, motor home, camper body or similar vehicle or equipment may be parked for storage in the driveway or front yard of any dwelling or parked on any public street on the Property, nor shall any such vehicle or equipment be parked for storage in the side or rear yard of any residence unless properly concealed from public view"

Midway Square

Who do I call if:

I have a question about:

Contact

- Account Information
- Annual Meeting-Time and Location
- Architectural Form-Submission
- Board Meeting-Time and Location
- Deed Restriction Violations-Receipt of
- Deed Restriction-Report
- Late Fees
- Mailing my Maintenance Fee
- Paying Maintenance Fee
- Statements
- Other

Resident Advisor

1-866-473-2573
RealManage.com
service@realmanage.com

If I need:

- Architectural Control Form
- Copy of my Statement
- Legal Documents-Copy
- Resale Certificates

Resident Advisor

1-866-473-2573
RealManage.com
service@realmanage.com

Midway Square

How are my assessments spent?

To maintain these items:

- Property interest of homeowners
- Upkeep of common area landscaping
- Maintenance and repairs of common area irrigation system
- Common parking areas
- Amenities (parks, tennis courts, golf courses, exercise room, etc)
- Social Activities
- Private Streets

To provide these items:

- Services to Homeowners
- Master insurance policy for HOA owned common areas
- Annual Budget
- Enforcement of CC&R's, bylaws, and policies
- Protecting, enhancing, and promoting the purposed of the association as stated in the legal documents

RealMange to provide these Services:

Professional Management of:

- Annual meetings
- Board meetings
- Committee meetings
- Deed restriction enforcement
- Long-term maintenance plan
- Community maintenance
- Vendors
- Community issues
- Insurance
- Annual budget
- Monthly financial reports
- Year-end financial statements
- Tax returns and audit preparation
- Collection of assessments
- Payment of expenses
- Statements and late fees
- Architectural control
- Amenity center rules and access
- Resident issues
- Resale certificates
- Community events
- Community information
- Emergencies
- Insurance
- Bank accounts
- Real estate taxes
- Organizational documents

Midway Square

What are homeowner responsibilities regarding exterior maintenance?

General <ul style="list-style-type: none"> • Gutters • Masonry • Paint House • Paint/Repair Garage Door • Replace Basketball Net • Replace Shingles 	<p><i>"Following occupancy of the Home upon any Lot, each Owner shall maintain and care for the Home, all improvements and all trees, foliage, plants, and lawns on the Lot and otherwise keep the Lot and all improvements thereon in good condition and repair and in conformity with the general character and quality of properties in the immediate area, such maintenance and repair to include but not be limited to: (i) the replacement of worn and/or rotted components, (ii) the regular painting of all exterior surface, (iii) the maintenance, repair and replacement of roofs, rain gutters, downspouts, exterior walls, windows, doors, walks, drives, parking areas and other exterior portions of the improvements to maintain an attractive appearance, and (iv) regular mowing and edging of lawn and grass areas."</i></p>
Landscaping <ul style="list-style-type: none"> • Dead Missing Trees • Edge • General Yard Maintenance • Frass Removal • Missing Tree(s) • Mow • Prune Shrubs • Prune Trees • Trim • Water • Weed Removal 	<p><i>"Following occupancy of the Home upon any Lot, each Owner shall maintain and care for the Home, all improvements and all trees, foliage, plants, and lawns on the Lot and otherwise keep the Lot and all improvements thereon in good condition and repair and in conformity with the general character and quality of properties in the immediate area, such maintenance and repair to include but not be limited to: (i) the replacement of worn and/or rotted components, (ii) the regular painting of all exterior surface, (iii) the maintenance, repair and replacement of roofs, rain gutters, downspouts, exterior walls, windows, doors, walks, drives, parking areas and other exterior portions of the improvements to maintain an attractive appearance, and (iv) regular mowing and edging of lawn and grass areas."</i></p>
Noise <ul style="list-style-type: none"> • Animal • Construction Actives • Machinery • Music • Recreational Activities • Wind Chimes 	<p><i>"No noxious or offensive activity shall be undertaken on the Property, nor shall anything be done which is or may become an annoyance or nuisance to the neighborhood."</i></p>

homeowner responsibilities continued...

Rubbish and Debris <ul style="list-style-type: none"> • Branches • Construction Materials • Deed Weeds • Grass Clippings • Recycling Bin-Visible • Trashcan Visible • Unsorted Trash 	<p><i>"No Lot or other area of the Property shall be used as a dumping ground for rubbish or accumulation of unsightly materials of any kind, including without limitation, broken or rusty equipment, disassembled or inoperative cards and discarded appliances</i></p> <p><i>And furniture."</i></p>
Signs <ul style="list-style-type: none"> • Advertising • General • Political • Real Estate • School 	<p><i>"No sign of any kind or character shall be displayed to the public view on any Lot or from any home on any Lot except for one professionally fabricated sign of not more than five square feet advertising the property for rent or sale, or signs used by a builder to advertise the property during the construction and sales period."</i></p>
Sport Equipment <ul style="list-style-type: none"> • Basketball Goal 	<p><i>All basketball goals must either be portable (temporary), set in cement next to the driveway or attached to the garage on the front of the home and must be kept behind all building setback lines. No basketball nets may be allowed to hang out over any street at any time."</i></p>
Vehicles <ul style="list-style-type: none"> • Operable • Registered • Parking Restriction 	<p><i>"No boat, marine craft, hovercraft, aircraft, recreational vehicle, pick-up camper, travel trailer, motor home, camper body or similar vehicle or equipment may be parked for storage in the driveway or front yard of any dwelling or parked on any public street on the</i></p> <p><i>Property, nor shall any such vehicle or equipment be parked for storage in the side or rear yard of any residence unless properly concealed from public view."</i></p>
<p><i>This is a summary of Deed Restrictions; please refer to your DCC&RS for specifics.</i></p>	



Midway Square

Community Schools



Schools

HEB ISD

Grades: K-6

Elementary

Midway Park

817-354-3380 Phone

Principal: Doreen Mengwasser

409 North Ector Drive

817-267-3311 Metro

Eules, TX 76039

817-354-3332 Fax

Grades: 7-9

Middle School

Eules Jr. High

817-354-3340 Phone

Principal: David Robbins

306 W. Airport Frwy

817-267-3311 Metro

Eules, TX 76039

817-354-3345 Fax

Grades: 10-12

High

Trinity High School

817-571-0271 Phone

Principal: Andy Cargile

500 N. Industrial

817-267-8451 Metro

Eules, TX 76039

817-354-3322 Fax

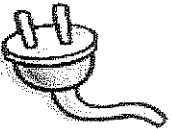




Colleges and Universities

Tarrant County College

(817) 515-5100

Midway Square

Utility Providers

	Company Name	Departments	Contact Numbers
	Texas Electric Choice	Customer Service: Email:	1-866-PWR-4-TEX (1-866-797-4839) info@powertochoose.org
	GEXA Energy	Customer Service:	1-866-961-9399
	Reliant	Customer Service: Email:	866-222-7100
	Co Serv Electricity	Customer Service: Email:	800-274-4014 www.dcec.com
	Comcast Cable		972-455-5555
	Atmos Energy	Customer Service: Emergency Numbers	1-800-621-1867 1-800-692-4694
	CoServ Gas	Customer Service: Fax: Email:	800-274-4014 940-270-6640 contact@coserv.com
	Railroad Commission of Texas	Railroad Commission of Texas P.O. Box 12967 Austin, Texas 78711-2967	(512) 463-6788
	SBC		800-464-7928
	Co Serv		800-274-4014.
	Water		
	Water Utilities Office 201 N. Ector Dr. - Building B Eulless, Texas 76039	Customer Service Emergency	817-685-1471 817-685-1526

Midway Square

Emergency Information

EMERGENCY SERVICES:

Departments

Contact Numbers

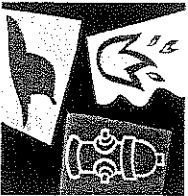
Police, Fire & Medical Emergencies

9 1 1

Poison Control

817-222-1222

Fire Department



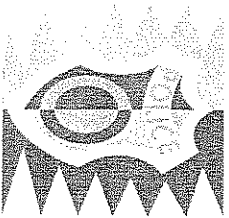
Eulless Fire Department

817-685-1600

201 Ector, Bld D

Eulless, TX 76039

Police Department



Eulless Police Department

Emergency

911

1102 W. Eulless Bffe (Hwy 10)

Non-Emergency

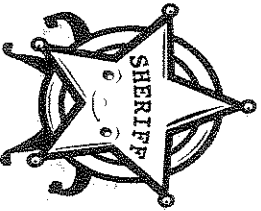
817-685-1526

Eulless, TX 76040

Patrol Division

817-685-1550

Sheriff
Department



Tarrant County Sheriff


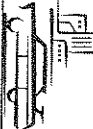
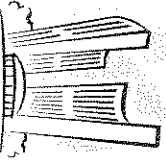


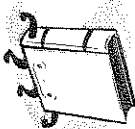

300 West Belknap
Fort Worth, TX 76102

817-884-1778

817) 884-3099

Midway Square

General Community Information

Chamber of Commerce		2109 Martin Drive Bedford, Texas	Phone: 817/283-1521 Fax: 817/267-5111
Animal Control		Animal Services	Animal Control 817-685-1592
Automobiles			
		Drivers License Registration	817-299-1426 817-581-3636
City			
		Mayor City council District Municipal Court Voter's Registration	817-685-1419 817-685-1422 Web: http://www.heb.org 817-685-1460 817-884-1115
Garbage and Recycling			
		Recycle BLUE BAG RECYCLING program for recycling plastic containers, glass bottles, and aluminum and steel cans. Bags can be purchased at Target Home Depot, and Eulless grocery stores	Water Services 817-685-1471
Post Office		Land Field	Trinity Waste Services 817-332-7301
		USPS	800-275-8777
Public Library			
		Eulless Public Library 201 N. Ector Dr. Eulless, TX 76039	817-685-1480
Recreation Center			
		Midway Recreation 300 W. Midway Eulless, TX 76039	817-685-1666

Midway Square

OTHER HELPFUL PHONE NUMBERS

Airport YMCA	817-571-3371
American Cancer Society	817-737-9990
American Heart Association	817-315-5000
American Red Cross	817-335-9137
Salvation Army of Tarrant County	817-344-1800
Better Business Bureau	817-882-0550
Big Brothers & Sisters	817-877-4277
Boy Scouts of America	817-624-5500
Campfire, Inc.	817-831-2111
Carter Blood Care	817-283-4787
Clicks- NE Star Telegram	817-685-3842
Consumer Labor Statistics Price Index Hotline	817-767-6970
Dallas Tourism	800-C-Dallas
Fort Worth Tourism	817-336-8791
Girl Scouts	817-737-7272
Girl Scouts Mid Cities Shop	817-281-7578
HEB Chamber of Commerce	817-283-1521
HEB Economic Development Foundation	817-540-1053
Humane Society of North Texas	817-332-5367
Justice of the Peace	817-581-3625
League of Women Voters	817-348-8683
Meals on Wheels	817-336-0912
Muscular Dystrophy Foundation	817-338-1024
National Multiple Sclerosis Society North Central Texas Chapter	817-306-7003
North Central Council of Governments Regional Data Center	817-640-3300
Passport Information	817-317-3634
Poison Control	817-222-1222
Senior Citizens Center Hurst/Bedford	817-952-2325
Senior Citizens Center Euless	817-685-1654
Tarrant Council on Alcoholism and Drug Abuse	817-332-6329
Tarrant County Mental Health and Mental Retardation	817-569-4300
Texas Workforce Commission	817-545-1809
Time & Temperature	817-844-6611
United Way Northeast	817-282-1160
Voter Registration	817-884-1115

Midway Square (Euless) Homeowners Association, Inc.
Architectural Control Committee Approval Request Form

NAME: _____

STREET ADDRESS: _____

PHONE NUMBER (S): _____

E-MAIL ADDRESS: _____

The Declaration of Covenants, Conditions and Restrictions (the "Deed Restrictions") for the Midway Square Owners Association specifies that all improvements as defined in the Deed Restrictions must be approved in writing by the Architectural Control Committee before their improvement begins (5.2). To assist in your compliance with this restriction, please complete the following form and submit it with your plans and specifications for the proposed improvement.

The plans and specifications to be so submitted will not be considered complete without all of the following items (unless waived by the Committee).

- ☐ A plot plan or survey showing the location and dimensions (including elevation) of all existing and proposed Improvements.
- ☐ Existing and finished grades shall be shown at Lot corners and at corners of proposed improvements. Lot drainage provisions shall be indicated, as well as cut and fill details, if any appreciable change in the Lot contour is contemplated.
- ☐ The structural design, exterior elevations, exterior materials, colors, textures and shapes of all improvements shall be described, along with any diagrams or representations necessary to depict all proposed exterior illumination (including location and method), utility connections and fire protection systems.
- ☐ Estimated time frame for completion of project: _____
***Upon approval, construction must begin within 60 days of approval and completed within 90 days of start date.**

APPROVAL REQUESTED (check all that apply):

- | | | |
|---|---|---|
| <input type="checkbox"/> BASKETBALL GOAL | <input type="checkbox"/> SATELLITE DISH | <input type="checkbox"/> FENCE |
| <input type="checkbox"/> IRRIGATION SYSTEM | <input type="checkbox"/> SWIMMING POOL | <input type="checkbox"/> DECK/PATIO |
| <input type="checkbox"/> OUTBUILDING/STORAGE SHED | <input type="checkbox"/> PLAYSCAPE | <input type="checkbox"/> LANDSCAPING |
| <input type="checkbox"/> HOME REMODELING | <input type="checkbox"/> TENNIS/SPORT COURT | <input type="checkbox"/> DRIVEWAY EXTENSION |
| <input type="checkbox"/> OTHER (specify) _____ | | |

DESCRIPTION OF IMPROVEMENT (continue onto additional pages, if necessary):

ATHLETIC EQUIPMENT (include diagram showing location of equipment):

Make and model of equipment being installed _____

FENCE (include diagram showing position of fence relative to streets and houses):

Fence material (i.e., cedar picket, wrought iron, ...) _____

For wood pickets, do the pickets face public streets (check one) ☐ Yes ☐ No

SATELLITE DISHES (include diagram showing location of dish):

Diameter of satellite dish _____

Will not be visible from nearby streets (check one) ☐ Yes ☐ No

Will not be visible from adjoining lots (check one) ☐ Yes ☐ No

TEMPORARY STRUCTURES, OUTBUILDINGS OR STORAGE SHEDS:

Dimensions of the outbuilding's pad _____

Greatest height of outbuilding and support structure (measured from ground) _____

Height of privacy fence enclosing outbuilding _____

Exterior and roofing materials consistent with residence (check one) ☐ Yes ☐ No

Outbuilding will observe setback lines and easements (check one) ☐ Yes ☐ No

***Important notice:** In addition to Association approval, City and County requirements must also be met. Please inquire the City/County regarding their requirements.

Submit your request to:

Midway Square (Euless) Homeowner's Association
C/o RealManage
PO Box 803555
Dallas, TX 75380-3555

To submit request (including plans and specifications) by FAX: 214-269-2501

Request must be submitted at least 30 days prior to beginning construction on the improvement.

NOTE - inclusion of an e-mail address authorizes the Architectural Control Committee to use electronic mail for official responses on this request.

** Construction must commence within **60 days** of approval or approval will deem **void****

PROPERTY OWNER SIGNATURE

For AC Use Only:

Following a review of your submittal for approval, the AC:

- ☐ approves your request
- ☐ approves your request with the following conditions:

☐ disapproves your request at this time because of the following variances from the CCR's and guidelines established by the AC:

Signature: _____

MIDWAY SQUARE HOMEOWNER INFORMATION SHEET

Name: ☐ Mr. ☐ Mrs. ☐ Ms.

Work phone:

Name: ☐ Mr. ☐ Mrs. ☐ Ms.

Work phone:

Home Address:

Mailing Address:

Home phone:

E-Mail address:

*required to receive community updates.

Fax number:

Mobile phone/pager:

In case of emergency, contact:

Name: _____ Phone: _____ Relationship: _____

The Midway Square Community Directory will be issued periodically with the names, addresses, and phone numbers of the residents. Names of children and their year of birth may also be listed. **We list only those residents who give their permission.**

☐ PLEASE INCLUDE ME IN THE DIRECTORY

☐ PLEASE **DO NOT** INCLUDE ME IN THE DIRECTORY

Names of children living at home (if applicable) and year of birth:

We welcome your comments and suggestions:

Thank you! Please return this form to:

RealManage ❖ PO Box 803555, Dallas, TX 75380
(214) 269-2510 ❖ Fax (214) 269-2501