

Millbrook Addition HOA Information!

Organization:

All residences whose property line touches the Millbrook Addition Lake are automatically a member of the Millbrook Addition HOA and are subordinate to its By-laws and Covenants. The HOA is a Texas Non-profit Corporation that was formed in 1973 to maintain the lake and enforce the covenants. The HOA is managed by a Board of Directors that is restricted to members only and elected at the Annual Meeting for a two year term. The HOA is divided into six areas with a director elected by and responsible for their area. That area representative is your primary contact for questions or suggestions regarding the HOA.

The By-laws and Covenants, a map of the HOA showing the area number of each property, a listing of HOA contacts, and other relevant information is on the website millbrookhoa.com . The annual dues as determined by the membership are due February 1st each year and are currently \$400. One half of the dues are for maintaining the Lake System and the the other half goes into a sinking fund to help defray the cost of future capital improvements to the lake.

Use of the Lake System:

The use of the Lake is restricted to only association members and their guests. Refer to the property plat given at your closing. Your property rights only include the part of the lake shown on the plat. However, you have given an easement (*Section 6.22 of the Covenants*) to every other member to use the surface of the water on your property. This easement is only for the surface of the water, No member has the right to trespass on your property. However, on occasion, HOA members or subcontractors might walk by at the edge for cleaning or maintaining the water quality.

The lake water does not meet the Texas Surface Water Quality Standards for swimming. Therefore, it is suggested by the HOA is that its use is restricted to boating and fishing. Because the lake's water source comes from rain runoff from the streets and the surrounding hills it is subject to various pollutants, some of which might be hazardous. Thus, the HOA has no control over the water entering the Lake. Our fountains, while pretty, also exist to help maintain the oxygen quality of the water.

Fishing is allowed for your personal use or catch and release. However, do not put back any fish damaged in catching. Fishing from a boat anywhere on the lake is permitted for members, but from land, only on your property or with the permission from the owner of another property.

For your guests, we follow country club rules. Your guest can only use the lake system if you are present. The easement for using the surface of the water is only given to members, but they may be accompanied by their guests for boating and fishing. However, on your property only, you can permit fishing privileges for your guests without your presence if they are fishing for personal use.

Try to keep lawn clippings out of the lake and if you use a lawn service tell them to do so as they contribute to the growth of algae and duckweed. If you have a wall at the water's edge, concrete or other, it is your responsibility to maintain it. If you need advice or help maintaining your wall, contact your area representative or the Architectural Control Committee.

Architectural Control Committee:

Approval from the committee has to be obtained for any changes or additions to the exterior structure

of the building, any permanent or temporary outbuildings, any fencing as to type and location, and any walls or plantings within ten feet of the water's edge that might exceed three feet in height. It is very important that approval be obtained before signing any contracts or performing work to avoid the extra costs involved with bringing the work back into compliance with the covenants. No approval is needed for interior work or external repairs.

The Architectural Control Committee exists to help you with your project, so please consider them as additional help for a successful project rather than an obstacle. Contact your area representative or an Architectural Committee Member if you have a project. Their contact information is on the website **millbrookhoa.com**.

Utilities:

All utility lines are underground. Before digging any holes deeper than 18 inches in your yard you are required by law to call 811. They will mark the utility lines and there is no charge for the service.

Trash collection is every Wednesday and Saturday. Trash should be bagged in plastic sacks. Brush and tree limbs should be bound in bundles not exceeding four feet in length and fifty pounds in weight. Recycling collection is every Wednesday in the city provided recycling bin. Contact the city if the previous owner did not leave a bin. The items to be recycled are shown on a label on the top of the bin. Also, by city Ordinance 15-056 when the recycling containers are not placed at the curb for collection on Wednesday, they must not be visible from the public street right-of-way in front of your residence.

City Ordinances:

The city of Arlington has several ordinances that you need to know. On the internet, input *City of Arlington Rapid Reference Guide* for more information.

Organizations:

Interbrook Women's Club. For information contact pmonis145@gmail.com .

Online Forums:

Nextdoor–Interlochen-Millbrook. Has postings from the Arlington Police Department, recommendations for home contractors, lost or found animals, items for sale, or local information. For an invitation to join for free send your email address to pmonis145@gmail.com .

Northwest Arlington News email. Has news specific to NW Arlington on crime reports, local happenings, lost and found pets, and city information. Sign up at info@nwarlington.com .

Other:

The North Arlington Rotary Club has a “flag” program that many members of the HOA have joined. On six flag appropriate holidays a flag is put by the curb for a \$45 annual contribution. To sign up go to <https://www.arlingtonnorthrotary.org> and click “Flag Program” located under Site Pages.