

MARCH 2025



AUDUBON

THE CHIRP

COMMUNITY NEWSLETTER



WELCOME TO AUDUBON!



Welcome to Audubon. The courtesy information in this newsletter is being prepared in the form of a summary. It may not contain all information concerning a topic. It is intended to provide the members (and prospective members) of the Audubon Homeowners Association, Inc. (hereafter called “Association” and/or “HOA”) with a simple overview of information applicable to the Audubon community. In the event of a conflict or inconsistency between the information provided in the newsletter and the Documents of the Association, the Documents (as defined below) shall control. For general information, prospective buyers, residents, and homebuilders in Audubon should familiarize themselves with all the information made conveniently available and posted on the community website www.audubonliving.com, especially those under the “Community” dropdown menu and the “Residents” tab.

MASTER ASSOCIATION DOCUMENTS AND DISCLOSURES

The Association does not send the Documents (defined below) out by mail to each resident, due in part to the expense of such an endeavor; however, the Documents are made readily available on the community website at www.audubonliving.com. At the time of closing of a home by a resident, these recorded governing documents would have been available from the title company as part of the title insurance package. As we live in an electronic age, there are many documents and disclosures which have been made electronically available for easy access on the Audubon community website for prospective buyers, builders, and residents. These Documents were made available by the Association to any prospective purchasers prior to home sales commencing in the community, and they may be updated and supplemented from time to time as the community grows and additional documents are filed in the real property records.

The “Residents” tab in the “Community” dropdown menu (audubonliving.com) has summary informational packets that cover a variety of disclosure information as well as informational topics. All documents provided to residents and builders may be downloaded and printed. These disclosures include the following documents, found under the “HOA General Information” heading and the “Disclosures” sub-heading:

- Seller Disclosure Buyer Receipt
- Association Information
- Community Disclosure Information
- Community Contact Information
- Front Yard Maintenance Program

These voluntary disclosures cover a range of topics, and these have been included on the Audubon community website since inception for viewing by prospective residents and builders. Builders, potential buyers and residents should familiarize themselves with these disclosures, especially the “Community Disclosure Information”.

There are several primary “Documents” that govern the Association and set forth restrictions, covenants, regulations, assessments and easements which may apply to all or portions of Audubon. There may be additional documents that also apply to Audubon which are filed in the real property records of Montgomery County. The following documents are already available to prospective buyers, builders and residents on the community website and may be downloaded in PDF format from the Resident Information page, which is found by selecting the “Residents” tab from the “Community” dropdown menu (audubonliving.com/residents/) and then scrolling to the “Governance Documents” section heading and the “Master Association Documents” sub-heading:

- Master Covenant
- Development Area Declaration
- Amended and Restated Community Manual
- Community Enhancement Covenant
- Adoption of Working Capital Assessment

The documents that describe the Additional Property being made subject to the terms and provisions of the Master Covenant and the Development Area Declaration can also be found at the same location on the Audubon community website under the “Notice of Applicability” (by District and by Corresponding Section number) heading. All of the aforementioned documents, as well as the Audubon Residential Design Guidelines and Residential Modification Guidelines (as may be amended from time to time), are generally referred to as “Documents”.

All parties who live and work in Audubon (residents, future residents, Homebuilders, salespeople, Community Manager and Lifestyle Director to name a few) are encouraged to become familiar with the Documents to better understand the standards that apply and avoid misunderstandings. As such, it is important to note that under the Documents garage sales are not permitted. Section 2.1 of the Development Area Declaration states that commercial sales activities such as garage sales or any other type of commercial activity that may be considered a "commercial activity to which the general public is invited" is prohibited.

NO AFFILIATIONS WITH BUILDERS

Neither the Association nor the Developer is affiliated with the independent homebuilding companies building and selling in Audubon. Any claims, representations and/or warranties (including items covered under the homebuilder warranty) regarding the contract for the design, construction and/or sale of a home and other improvements on a lot (including but not limited to landscaping, preserved and/or dead vegetation, grading, drainage and concrete flat work) are between the buyer and the homebuilder in accordance with their contract and should be addressed between the homebuilder and the buyer. Homebuilders are also members of the Association during the periods when they own Lots and pay full annual assessments (even though they do not use amenities); however, Homebuilders do have special rights, privileges and provisions that allow them to conduct substantial construction activities during the period that a home is under construction in connection with large-scale homebuilding activities (typical to most planned communities). These special rights are stated in the Master Covenant found in the “Community” dropdown menu and the “Residents” tab at audubonliving.com/residents/ under the “Governance Documents” heading and the “Master Association Documents” sub-heading.

DECLARANT CONTROL DURING THE DEVELOPMENT PERIOD

The “Declarant” (also commonly referred to as the “Developer”) has certain control of the Association through special appointment powers, voting rights, easements, development rights, building rights, special privileges and waivers that last through the “Development Period” (substantially the entire period during which the residential community in Audubon is under development). The Declarant’s control is addressed in the “Master Covenant [Residential]” filed under Montgomery County Clerk’s File No. 2020057608 and made conveniently available via download in PDF format to prospective buyers, builders and residents on the community website from the “Community” dropdown menu and “Residents” tab at audubonliving.com/residents/ under the “Governance Documents” heading and “Master Association Documents” sub-heading. The Declarant is generally recognized as the owner of most of the property in Audubon with the largest single investment in the community. As is typical of most master-planned communities and consistent with current State law, residents will not practically be able to be elected to the Board for a substantial portion of the Development Period. The Declarant is the one that created the community, prepared the Documents, and recorded them in advance of any lot sales and home sales. All homes sold become subject to the Documents providing each resident constructive advance public notice of the Declarant’s special status and rights in the community. This arrangement allows the Declarant to fund and execute the overall community development vision, and allows the residents to benefit from the continued investment and enhancement of the community by the Declarant over time. In accordance with the Documents and by rights afforded to the Declarant for control and because of the day-to-day involvement of the Declarant in a developing community, there is typically only one Association Board meeting a year. This Annual Board Meeting is generally held via a video conferencing platform and an advance meeting notice is posted. This annual meeting is administrative in nature with the objective of approving and adopting the Association’s budget and annual assessments for the upcoming year, as well as addressing any routine annual matters.

RESIDENTIAL MODIFICATION DOCUMENTS - MODIFICATION GUIDELINES & PACKAGE

All Owners are required to receive the Association’s written approval for any improvements and/or modifications (including any signage) made to their home and/or on their lot in advance of the installation or construction of such improvement(s). In order to assist Owners with the application for the construction of such improvements, the Association has provided a downloadable PDF copy of the Residential Modification Guidelines as well as a PDF copy of the Regulated Modification Package. These documents may be found on the “Community” dropdown menu and the “Residents” tab at audubonliving.com/residents/ under the “Residential Modification Documents” sub-heading. The Residential Modification Package provides an introduction to the application process to guide the Owner through the application process and the requirements associated with the proposed installation of and/or modification of an improvement on a typically completed home on a Lot. Some examples of improvements are: pools, decks, play equipment, outbuildings, screens, solar panels, landscaping, etc. It is important that enough of the right information is provided in the format required to ensure that there are no delays in processing requests for approval after a complete Residential Modification Construction Application has been submitted to the Association.

The Association will use reasonable efforts to review the application package submitted and will determine if the application package is substantially complete to warrant submittal to the Audubon Residential Reviewer (“Reviewer”) for further evaluation. Should the application packet be deemed incomplete and/or in need of additional information, the Community Manager (representing the Association) shall inform the Owner that without the additional information, the application will not be submitted to the Reviewer. The Reviewer will have thirty (30) days as of the *Review Commencement Date* (as defined in Section II of the Residential Modification Guidelines) to provide a review response. The resident will receive approval from the Architectural Review Committee for the construction and/or installation of the improvement on the Lot.

AUDUBON AMENITIES

The nature and character of a community and the design and programming of amenities create a unique look, feel and experience to each community. Audubon is unique with its setting against the backdrop of forested Mill Creek with gently rolling topography. Audubon’s estimated 700 acres of park space has been dubbed “**Audubon Park**”. Preserved areas, creeks, tributaries, lakes and other natural amenities that make up Audubon Park are featured along already constructed trails. Future planned trails and other planned amenities will evolve over time in concert with the growth of the Audubon Park system.

Typical of master-planned communities, Audubon’s initial phases of residential development included millions of dollars of amenities that included (but were not limited to) entry monuments, trails, parks, Audubon Park Pool, Heron Park, Legacy Park, Screech Park, crosswalks, landscaping, irrigation, mailbox shelter, bird habitat(s), playgrounds, shade structures, swings, lighting and signage. Master-planned communities typically add amenities as part of and supported by additional phases of development. The design and delivery of regional amenities, like recreation centers, is based on the size and scale of the community and the pace of homes sales required to support such amenities. The design and construction of amenities are at the discretion of the Developer and subject to change without notice as needs and/or trends change over time.

Audubon’s trails are designated as walking and biking trails. They are not intended or constructed for motorized vehicles. Motorized vehicles may cause damage to trails, will cause rutting and erosion in areas immediately around the trails, and may also cause harm to bikers and/or pedestrians enjoying the trails. The use of these types of vehicles, as well as any off-roading activity, is highly discouraged due to the potential for damage to property and/or injury to people.

AUDUBON PARK DISTRICT

Legacy Park is one of the interconnected parks that make up Audubon Park. Legacy Park offers a playground, a shade structure, and bird and butterfly habitats. Three century-old oak trees were preserved to provide a shady sitting area for parents to enjoy while children enjoy the play area. Bench swings hang from a nearby arbor that overlooks Mill Creek along the trail that weaves through the park. Hummingbird feeders, bird feeders and birdhouses welcome birds to the park for the entertainment of park visitors.



Arctic Tern Circle at the center of Audubon Park Crescent’s roundabout offers sitting areas and benches. Bike racks are conveniently placed for residents who may want to rest after biking the trails that encircle the park and interconnect the community. Arctic Tern Circle offers a direct connection to the Mill Run Trail marking the spot with a trail portal. This portion of Mill Run Trail travels down to Audubon Park Pool, taking visitors to an overlook and a sitting area. The trail goes on to connect to the Audubon Park main portal.

Audubon Park, Arctic Tern Circle and Legacy Park are all interconnected and the trail also continues north from Legacy Park, bordering Mill Creek to reach the northernmost point of the Parkside Oaks neighborhood.

CREEKSIDE NORTH DISTRICT

Screech Park, located in the Heron Heights neighborhood, was among the first parks to open in Audubon. The park is located in the Creekside North District nestled against Night Heron Rill. It offers a play structure, swings, bench seating, activity lawns, trails and a screech owl habitat. The planning and design of the expansion of Screech Park is underway. The expansion is planned to include the addition of playground spaces, more seating, landscaping and trail extension to incorporate Night Heron Lake into Screech Park.



Whistling Duck Park welcomes visitors to Whistling Duck Lake in the Creekside North District just north of F.M. 1488. The neighborhoods of Whistling Duck View and Whistling Duck Rise flank the lake and trails connect the entire area, taking walkers to sitting areas to rest and take in the views.

CREEKSIDE SOUTH DISTRICT

The Creekside South District has its own Run Pond with Mill Run park overlooking Mill Run Creek. Entrances to the Mill Run Trail connect the different neighborhoods in this District and the trail bends and curves surrendering to the topography that typifies this location.



FUTURE “CLUB AUDUBON” RECREATION CENTER

The design of Club Audubon, the future recreational center and pool, is representative of the “Audubon Style” with sophisticated architectural lines and thoughtful recreational programming that incorporates fun, artistic, functional, architecturally interesting and practical qualities that make the recreational center suited for many uses. Audubon’s faster-than-expected development growth accelerated the design, planning and construction of the more than \$7M facility which now includes both **Phase I and Phase II**.

Construction of “Club Audubon” was released during the third quarter of 2024. This facility is located in the Audubon Park District, along Audubon Parkway and just south of the Audubon Elementary School. Progress milestones:

1. Creative planning and design started early 2023 with parking facilities designed, bid and installed also in 2023 to serve as future construction staging area

2. Specimen Oak was planted in 2023 to allow time for tree to settle before construction

3. Club Audubon building and amenity plans were completed at the end of the first half of 2024
4. Bidding and awarding of contracts occurred immediately after completion of plans

5. Construction was released during third quarter of 2024

6. Based on contractor feedback, expected construction completion is towards the end of 2025

Club Audubon was originally announced to include only the following Phase I improvements:

1. A large, covered pavilion

2. A resort-style pool with zero-entry access for young swimmers, as well as Baja tanning shelves with in-the-water seating and cabanas for shade
3. A covered gathering yard with view to green areas and access to food truck lanes was also included

4. “Kingfisher Café”, meant to serve as an indoor-outdoor event space

5. Restroom and related storage to serve the area

Phase II improvements, now included, expanded the footprint to include:

- Observation shelter for parents overlooking splash pad adjacent to pool

• Large playground and swings

• Trail connections

• Additional parking



Future "Club Audubon" Recreation Center Renderings

HOA ASSESSMENTS AND PAYMENTS

Association fees are authorized for assessment by the Association Documents, which were filed of record in the Real Property Records of Montgomery County prior to the sale of a home and a lot to any Builder and/or Buyer. Annual assessments are determined by the Board in advance of the year in which they are collected.

Some of the routine HOA assessments are updated annually on the community website and may be found at audubonliving.com/residents/ under the “HOA General Information” tab. These assessments are as follows:

- HOA Annual Assessment: \$1,850 (includes front yard maintenance). The HOA provides for annual annual community greenspace maintenance, irrigation, streetlights, landscaping, deed restriction enforcement, and architectural review. Additional architectural review fees may apply to certain types of improvements. The HOA also contracts to perform uniform front yard (and side yard on corner lots) maintenance for all homes in the community. **The approved and adopted annual assessment rate has remained unchanged since 2022, with the Board having adopted the same annual assessment for the current year of 2025.**

• Community Enhancement Fee: 0.50% of the Unit’s Gross Selling Price at the time of sale by the Transferor (which is typically the Seller). The Community Enhancement Fee is used to continue to improve the quality of life in the community and the value proposition of the community for all of its members, and the information concerning the Community Enhancement Covenant is included in the “Community Covenant” filed under Montgomery County Clerks File Number 2020114352 and is downloadable and conveniently provided in printable PDF form from the “Governance Documents” heading, “Master Association Documents” sub-heading in the “Residents” tab under the “Community” dropdown menu at audubonliving.com/residents/.

The Association’s Annual Assessments are due in full by each Member on January 1st of each year. These assessments do not become delinquent until January 31 of each year and are expected to be paid in full by their due date. Annual assessment payment plans are not required to be offered by the Board. However, if a payment plan is offered, the terms and conditions of those plans may change from time to time. In addition, these payment plans may require payment of interest and fees as determined by the Board (i.e., for setup, legal and administration) to promote the timely payment of the assessments and account for delays in time, as well as the administrative costs for collection of the delinquent assessments by members of the Association. These payment plans, if provided, are a courtesy and shall be applied toward payments that are past due and not toward the cost of pursuing delinquent fees with their corresponding legal fees. Delinquent parties will be responsible for any legal fees, late fees and penalties.

In the event that a resident is interested in obtaining a payment plan, please contact the Community Manager to request payment plan options. An Owner’s request for a payment plan is not a guaranty that a payment plan will be approved. The payment plan will only become effective immediately after the Board provides its approval (which is at the Board’s sole discretion). Any request should be made well in advance of the due date of any assessment for which a payment plan is needed, to avoid any late fees and penalties for non-payment. Owners making such a request should also ensure that they are and remain in good standing and in compliance with all the architectural requirements, rules and regulations of the Association.

FRONT YARD MAINTENANCE PROGRAM

The Association provides mandatory front yard lawn and landscape maintenance for all homes. This service is authorized by the Master Covenant, established by the Board of Directors and subject to renewal for the following year on an annual basis. **If any homeowner wishes to supplement the services included in the Front Yard Maintenance Program with additional maintenance, this is not prohibited but such services will be the responsibility of and at the sole cost of the resident (and not the responsibility of the Association or its maintenance contractors).** Furthermore, **the Front Yard Maintenance contractor hired by the Association cannot be contracted directly by the homeowner to provide the additional maintenance for areas not maintained by the Association or work outside of the Association’s scope of work.** For example, the Front Yard Maintenance Program does not plant and/or maintain flowers and/or trim trees, so those responsibilities fall on the residents. Homeowners may not opt out of the Front Yard Maintenance Program provided by the Association. The Front Yard Maintenance Program is intended to provide a large-scale uniform maintenance approach to the visible portions of the developed common areas and areas that have been fully developed with homes. It is not intended to be a customizable maintenance program addressing individual maintenance preferences for individual homes (and owners) and/or areas that are still under development. Information about the type, limits of liability and scope of the Front Yard Maintenance Program provided by the Association, as well as the obligations and liabilities of the residents in regard to front yard maintenance, is conveniently available and summarized for all builders, residents and prospective buyers in a downloadable and printable PDF from the “Community” dropdown menu and the “Residents” tab at audubonliving.com/residents/ under the heading “HOA General Information” and the sub-heading called “Front Yard Maintenance Program”. Additional provisions applicable to these topics are also contained in the “Development Area Declaration [Residential]” filed under Montgomery County Clerks File No. 2020114353 and in the “Master Covenant [Residential]” filed under Montgomery County Clerks File No. 2020057608 which are also provided at audubonliving.com/residents/ under the “Residents” tab under the heading “Governance Documents” and the “Master Association Documents” sub-heading.

FRONT YARD MAINTENANCE SCHEDULE

Please note not all forms of maintenance occur every week and that if the weather is an issue, alternative unscheduled maintenance days may be necessary. The maintenance provider for the Association will not include any additional work or maintenance work within the back yards of the Residential Lots, and the maintenance provider will not perform any special services for individual residents (over and above those services provided by the Association). Rear yards are typically the more private areas of a yard and can have significant private improvements (i.e., including perimeter fences, play structures, pools, patios, decks etc.) and are areas where pets and other items are stored and secured, which makes rear yard maintenance on a mass scale difficult and/or problematic by the Association.

Mowing, edging, and line trimming service for the Front Yard area on a schedule estimated to be of **42 trips a year**. Front Yard Maintenance will be done (on average) every week during the “growing season” (March through October) and from November through February, it will be done (on average) every other week. The typical days of the week that the front yard maintenance is scheduled are Wednesday and Thursday; however, these days may change or increase as the community grows and additional yards and time is needed for mowing activities or during periods of extended weather-related delays.

One (1) time monthly bed maintenance service, which includes bed area weeding, trimming of the plants and shrubbery (excluding trees), maintaining bed edge, and one mulch application per year (mulch replenishment throughout the year is not included under the maintenance service). Shredded hard wood mulch is used. Black-dyed mulch, while attractive, is not an appropriate long-term material and can cause problems to Owner’s landscape plants and concrete areas, as it is dyed and made up of several wood by-products.

Three (3) weed control applications per year for the lawn (generally spring, summer, and fall). Due to the construction and the age of the lawns, it may take several seasons to get the weeds under control in new lawns. Homeowners, at their sole option and expense, can pick up a slow-release balanced fertilizer with appropriate weed control from a local garden store to supplement. Owners should apply the product according to the manufacturer’s instructions. To avoid additional stress on the turf, wait 4 weeks after the Association’s application to apply additional weed control products.

Three (3) lawn fertilization applications per year (generally once during the Spring, Summer, and Fall).

Any supplemental bed maintenance between visits and/or tree maintenance for both yard and street trees (and any other supplemental maintenance and turf/plant/tree replacement) is the responsibility of each resident. Residents shall be responsible for the replacement of any dead plants in the front yard of the homesite and within the street right of way adjacent thereto. As it relates to seasons, “Spring” may encompass months from March to June, “Summer” may include overlaps with the month of June until September and “Fall” may comprise the other months not included with Spring or Summer (with some overlap on the first month of Spring and the last month of Summer). As the community grows, the schedules for applications will take longer to achieve across all parts of the community.

Vehicles (which should be parked in garages when not in use), toys, water hoses and pets should be kept away from yard maintenance activities, as any damage to these items is the responsibility of the Owners if left in proximity to front yard maintenance activities.

In the event that a resident experiences an issue with routine lawn maintenance (i.e., lawn was not mowed and/or edged), resident may fill out the Resident Front Yard Maintenance Request form located under the “Community” dropdown menu and the “Residents” tab in audubonliving.com/residents/ which appears as follows:



Residents must fill out the form in its entirety and attach a picture of the problem area. The submittal will not be processed without a picture.

ASSOCIATION MANAGEMENT COMPANY AND COMMUNICATIONS

In accordance with Section 3.8.8 of the Master Covenant [Residential], a “Management Company” may be retained to manage and operate the Association, including Common Areas, Special Common Areas, and/or any Service Area, to the extent deemed advisable by the Board. Other duties, powers and functions may be delegated to the Manager by the Board.

The Association’s Board replaced the previous management company at the end of 2024. Goodwin & Company was engaged to manage the day-to-day operations of the Association. Goodwin is committed to ensuring that Audubon runs smoothly and efficiently. In order to achieve this goal, Danielle Slott has joined the Audubon community as its dedicated “Community Manager”. Danielle will be assisting homeowners to help familiarize them with the rules and regulations of the community, as well as the vast array of amenities available to the residents. The Community Manager:

- Works with various community third-party vendors to provide Front Yard Maintenance and pool services.
- Inspects the community for compliance with the requirements of the Governing Documents.
- Assists the architectural control committee and/or the Audubon Residential Reviewer (“Reviewer”) with the review and processing of Residential Modification Applications.
- Responsible for billing and collecting the Association’s various assessments, fees, and fines.

Audubon’s Community Manager contact information may be found under the “Residents” tab in the “Community” dropdown menu under the “HOA General Information” header (audubonliving.com/residents/). Any changes to contact information, Community Manager, and/or Management Company will be immediately posted on the website in an effort to keep residents, homebuilders and potential buyers in the know.

The Declarant reserves the right to change Manager (i.e., Management Company) without notice. Any changes to the Management Company, Community Manager and/or contact information will be quickly reflected on the website at audubonliving.com/residents/. A copy of the most current Management Certificate can be found under the “Governance Documents” heading in the “Resident” tab under the “Community” drop down menu. The Management Certificate is a recorded documents that:

- Documents the Association’s current management company
- Lists all recorded data for the Covenant and all related Documents

If there are any criminal activity concerns within the community, please directly contact the local law enforcement department and/or call 911 directly. All information regarding the Association’s limited responsibility is found in the Governing Documents in, among other places, Section 10.14 (“Safety and Security”) of the Audubon Master Covenant [Residential].

SPECIFIC TOPICS OF INTEREST

ANNOUNCEMENTS AND DEVELOPER PROPERTY

Public announcements will be made by the Developer and/or purchasers of Mixed-Use Property when deemed appropriate to achieve intended marketing objectives. All public announcements and articles, if provided, are provided simply as a courtesy and not as a requirement; however, any public announcement should be independently verified by the recipient and is made without representation or warranty. Such announcements may be made with information provided by third parties, and such information may be subject to change without any advance notice. Some public announcements may be made by third parties directly or reported by members of the free press. At times, despite efforts by the party releasing the information, not all announcements and/or articles may contain factually correct information. This can be due in part to how the information is presented and/or how the press or the person preparing the announcement and/or article interprets and/or misinterprets information provided to them. Please take these “human factors” into account when reading announcements or articles generated by third parties.

The Developer has reserved all rights to make determinations for the ultimate use and disposition of all property that the Developer owns in Audubon, at its sole and absolute discretion and without any advance notice. A summary informational packet for existing and new members of the HOA containing information about the Audubon community, which covers a variety of disclosures and informational topics and is downloadable and printable in PDF from the “Community” dropdown menu and the “Residents” tab at audubonliving.com/residents/ under the “HOA General Information” heading and the “Disclosures” sub-heading. The downloadable document called “Community Information” contains some disclosures about land uses, maps, illustrations and other information that addresses these (and other) matters for prospective buyers, residents and homebuilders. The Master Covenant [Residential] (“Master Covenant [Residential]”) filed under Montgomery County Clerks File No. 2020057608 (which is also provided under the “Residents” tab at audubonliving.com/residents/ under the heading “Governance Documents” and thence under the “Master Association Documents” sub-heading) also contains disclosures and information (including but not limited to Section 9 and 10 thereof) that allow for the Developer to modify the development plan without notice and provide for other Special Declarant Rights. The Community Information and the Development Area Declaration [Residential] have been previously published and/or recorded since before lot and home sales commenced in Audubon as a courtesy to those considering the purchasing of a lot and/or home in the Community.

The existing and future mixed-use property (i.e., non-single family) in Audubon is not and has never been intended to be part of the HOA. It is instead intended to generally be land that is dedicated for public purposes (i.e., drainage detention, roads, and/or utilities) and/or to be sold, leased and/or used for mixed use purposes, including but not limited to civic uses (i.e., Audubon Elementary School), multifamily, commercial, office, retail restaurants and other uses. The land that is to be used, sold or leased for mixed uses is (in part) intended to be included in the Audubon Mixed-Use Owners Association, Inc. (“Mixed-Use Association”). The Mixed-Use Association has its own separate governance, assessments, deed restrictions and architectural guidelines, which are suited for the uses and types of businesses to be constructed in these areas. The HOA has no regulatory authority or control over the Mixed-Use Association and vice versa. As is common amongst master-planned communities, these two associations are independent; however, the coordination of the “Audubon Style”, walkable nature, and convenience to reinforce perceptions of value and belonging are essential components to creating a cohesive, attractive, and diverse Audubon community. The Developer’s vision for the community and control through the development period is embodied by and maintained over the long term by and through the HOA and the Mixed-Use Association.

SINGLE FAMILY RENTAL POLICY

Guidelines and limitations for rentals of single-family residences in Audubon are included in Section 2.2 of the “Development Area Declaration [Residential]” recorded under Montgomery County Clerks File Number 2020114353. These have also been made conveniently available via download in PDF format to prospective buyers, builders and residents on the community website from the “Community” dropdown menu and the “Residents” tab at audubonliving.com/residents/ under the “Governance Documents” heading and the “Master Association Documents” sub-heading:

“2.2 Rentals. *No portion of the Development Area may be used as an apartment house, flat, lodging house, hotel, bed and breakfast lodge, or any similar purpose, but the primary residence constructed on a Residential Lot may be leased for residential purposes for a lease term of no less than six (6) months. All leases will be in writing. The Owner must provide to its lessee copies of the Documents. Notice of any lease, together with such additional information as may be required by the Board, must be remitted to the Association by the Owner on or before the expiration of ten (10) days after the effective date of the lease. All leases must be for the entire residence. No primary residence may be advertised ‘For Lease’ and/or ‘For Rent’ (or with any other terminology having similar or the same meaning) on the Development or within rights-of-way adjacent thereto.”*

Violations of rental guidelines for specific addresses should be reported directly to the Community Manager.

STREET SIGNAGE, TRAIL SIGNAGE, STREET LIGHTS, TRAFFIC REGULATION

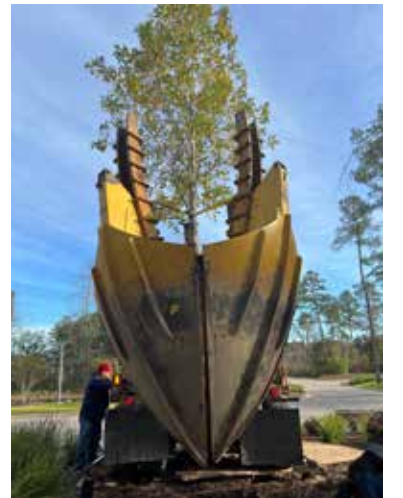
Public street regulatory signage (including speed limit signage) is posted and installed in accordance with the plans and specification approved by the local governing authorities. Street signage within Audubon is regulated by the maintaining authority, which is Montgomery County (as may or may not be modified by development agreements). If a street sign is damaged and/or needs to be replaced, contact either Montgomery County directly or the Community Manager (only if such signage is decorative or non-standard County signage located in a public right-of-way). Pictures and addresses of homes adjacent thereto are always helpful in providing locations to those performing repair or replacement and in describing the nature of the type of damage (i.e., sign blade, brackets and/or pole damage).

- **Street Light Outage:** The fastest and most reliable way to effectuate the replacement of a streetlight is to please contact CenterPoint Energy at (713) 207-2222 or toll free at 1-800-332-7143. You will be asked to provide the pole number (which is typically located near or just above eye level) for the streetlight. If you do not know the streetlight (pole) number, you can visit their website at www.centerpointenergy.com and navigate to the map to identify the pole number. CenterPoint Energy’s policy is that CenterPoint will contact the resident directly with updates on the request.
- The master trail plan was published on the Audubon Website in 2023. Additional trail signage is under design for the community trails and will be added in phases. This signage will involve such items as naming for certain trails, trail markings, portals, and regulatory and other signage along trail routes. The master trail plan shows general routes and notional trail connections. The trail is built and modified based on the configuration of creek boundaries, drainage studies, tract development, permitting issues, highway crossings, flood plain crossings and other factors that can and/or will change how the trail is constructed and/or connections are made in the future.
- Traffic regulation and speeding on public streets is enforced by law enforcement. While the Association can draw attention to alleged speeding or traffic violations by sending a letter to Montgomery County’s law enforcement, the Association has no authority to police speeding on public streets. The Association does not support nor promote the installation of “speed bumps” anywhere in the public streets in the community, and the public streets were not originally designed to accommodate speed bumps. If you wish to report excessive speeding, please contact local public law enforcement directly.

TREE AND LANDSCAPING MORTALITY AND REPLACEMENT

Unfortunately, the clearing of trees is an inevitable part of development necessary to comply with governmental regulations, meet or exceed industry standards for construction, deliver inviting and effective infrastructure and amenities for our residents, [text is missing] mixed use tracts and/or make lots available for future builders and residents. This clearing activity can create stress on trees that are preserved next to areas that have been cleared, which may not be apparent at the time the clearing activity occurs. Any natural preserved trees or planted trees within a proposed or existing common area are the responsibility of the party performing maintenance in the area. Generally, the preserved natural trees that are distressed will have mortality rates that become apparent between spring and mid-summer of each year (in areas that have been disturbed by development in the last 1-3 years). The amount of mortality in any one year varies based on the extent of excessive dry and/or wet weather conditions, other weather-related events (drought and/or freeze) and the number of areas that have been disturbed in the past 1-3 years. As Audubon development began in 2020 and areas under development have increased, along with some extreme hot weather droughts and some freezes, it is not surprising that there is some higher mortality over a larger area as a result. The Association typically will evaluate dead trees in mid-summer and address them collectively at one time, since bulk removal is more cost-effective given the size and scale of the undertaking. Public drought contingency requirements may also impact the limited availability and /or limited ability for watering, which can impact mortality. The determination on tree replacement in preservation areas is at the discretion of the Association, as mortality making way for new growth to take hold is anticipated as part of the natural cycle in these preservation areas. The Mixed-Use Association may also perform their own evaluation, removal and/or replacement on their own schedule based on their own requirements and/or preferences and/or through enforcement actions through their own mixed-use members.

Any dead trees (including but not limited to preserved trees, ornamental trees, yard trees and street trees on a lot or in the right of way adjacent thereto) and the trimming of limbs are the responsibility of the Owner (at the Owner’s expense). Similarly, replacement of any dead landscaping (i.e., including plants, bushes, and grass) on a lot or areas adjacent to the street thereto are the timely responsibility of the Owner. Trees located within a street right-of-way may be required to be removed if they block traffic signs or become a safety concern, or as a condition and/or requirement of street acceptance by the local governing authority.





AUDUBON MUDs, UTILITIES & TRASH COLLECTION

- **Audubon Municipal Utility Districts No. 1, No.2, No. 3** (“Audubon MUD 1”, “Audubon MUD 2”, “Audubon MUD 3” and collectively “MUDs”): The purpose of these MUDs is to design, construct, operate and finance utility, roadway, and recreational facility infrastructure within a defined boundary to facilitate the development of Audubon and serve its residents and taxpayers. Each of these MUDs cover a different area of the community and their respective boundaries do not overlap. Therefore, **homeowners will only be located within one Audubon MUD.**
- **Audubon Water Control and Improvement District (“Audubon WCID”) and Audubon Management District:** The purpose of the Audubon WCID is to provide drainage, flood control and recreational facilities and services to areas within the WCID. The Audubon Management District is intended to support major activity centers as well as neighborhood revitalization.
- **New Resident Registration:** All new Audubon residents must contact the operator for the municipal utility district that serves their residence. Municipal Operations & Consulting, Inc. currently serves as the operator for all Audubon MUDs (contact information below). New residents are required to provide their information and request water (provided by the City of Magnolia), sanitary sewer service, solid waste collection and disposal services. Once this process is completed, all new residents will receive an Audubon branded trash bin for their use for trash pickup (pictured below). Garbage service is included in water and sewer bills and the applicable Audubon MUD number will be included in the bill.

Municipal Operations & Consulting, Inc.
20141 Schiel Rd, Cypress, TX 77433
24-Hour Service Line: 281-367-5511
www.municipalops.com

- **Providers:** Information about utility and service providers may be found and updated from time to time on the community website at audubonliving.com/residents/ under the “Community” dropdown menu and the “Resident” tab under the “Providers” heading. Instructions for residents experiencing trash pickup disruptions can also be found under the “Providers” heading.
- **Residential Recycling Pickup:** May not yet be offered by your neighborhood municipal utility district. Typically, the collection companies may require minimum volume before this service begins to pay for itself. The evaluation of the provision of this service is typically reviewed as the municipal utility district gains residents and economies of scale are achieved over time.



- **Parks and Common Areas:** Trash receptacles for the types of pedestrian trash common to park and/or trail use (i.e., water bottles, pet waste & food wrappers) are included in parks that have play equipment. These are not intended for high volumes of trash and are emptied by the maintenance crews during common area maintenance visits, which are generally scheduled for Fridays (but subject to change based on weather). The trash receptacles provided are not intended for party trash, household trash, construction debris, etc. All trash that is generated by higher volume trash activities (parties and/or organized collective group gatherings) may need to be hauled off at the conclusion of the group activity and disposed of offsite. Many parks’ trails are also located near home construction or other development activities. These parks are susceptible to garbage that may blow onto the ground as part of the construction. This is generally picked up by maintenance crews in common areas as part of routine maintenance activities. Certain other temporary improvements along the perimeter of parks adjacent to construction sites and/or vacant lots may include silt fences (short metal T-posts with black filter fabric fence and wire mesh). These protection devices are required by regulatory authorities to prevent the discharge of silt into drainage areas; they generally get removed near the completion of construction of above ground improvements in the area once the ground has been stabilized in accordance with regulations. All residents should stay away from these temporary fences, from any other temporary protective fencing and from construction sites which are intended to be accessed by authorized construction personnel only.
- **Homebuilding Activities:** Audubon is currently expected to have between +/-200 to +/-300 homes under construction during a given year across a spectrum of sizes and prices. During 2024, Audubon had approximately 248 total sales with a reported average price for all sales of \$473,043.00. This volume is larger than all the lots in most small developments. Homebuilders do have special rights and privileges and provisions that do allow them to conduct substantial construction activities during the period that a home is under construction in connection with large scale homebuilding activities (typical to most planned communities). These can be found in the Master Covenant [Residential] from the “Community” dropdown menu and the “Residents” tab at audubonliving.com/residents/ under the “Governance Documents” heading and “Master Association Documents” sub-heading. Homebuilders are required to maintain all related homebuilding construction activity, including implementing appropriate storm water pollution prevention measures, proper containment and removal of all trash and debris, weekly street sweeping adjacent to active homebuilding, and overall general cleanup. The Association and/or Declarant monitors the builder’s efforts to maintain respective homebuilding construction activities, and it is a constant battle and balance between keeping the building moving forward and policing trash. Wind and weather also impact this, and there is a certain amount of trash and debris that goes with a more customized lot selection and building program in development areas that are the size of those in Audubon. As Audubon offers a variety of lots that have different views and/or premiums (i.e., on a lake, close to the trail, abutting a creek), Owners and Builders can select lots based on preferences as opposed to a builder “panel” driven program where all the lots are the same (no special views and conditions) and the builder just builds houses in a row street by street. While the panel method tends to move the construction debris down the block as homes are finished, the neighborhoods where this cookie cutter practice is done are lower overall “production” quality neighborhoods. There are several periodic subdivision cleanups a year and individual builders are tasked with cleanup efforts when things get beyond the norm or where they have begun to leave debris on vacant lots after the building is completed. New homes start as other homes are finished. When a high volume of homes is being built, it can feel like the construction debris is constant; however, the reality is there is a cycle of cleaning up as homes finish and the process starts again when a new home starts construction. We understand that it can be inconvenient for homeowners living on streets where home building activities are still in full swing. The Association and the Declarant will continue to enforce cleaning requirements to try and assist in the effort of working with Builders to police up and contain excessive trash and debris; however, there is an acceptable level and tolerance determined to be associated with these types of activities that is permitted in the industry and/or at times based on the level of construction that may be ongoing at one time or in a specific area.
- **Pets and Pet Waste:** Pet Policies are addressed under Section 2.8 of the Development Area Declaration [Residential] recorded under Montgomery County Clerks File No. 2020114353 (visit audubonliving.com/residents/ to download a copy of this document). No animal may be allowed to run at large, and all animals must be kept within enclosed areas which must be clean, sanitary, and reasonably free of refuse, insects, and waste at all times. All pet waste will be removed and appropriately disposed of by the owner of the pet. Owners who do not pick up their pet waste are subject to fines (this includes picking up pet waste when walking pets on a leash in HOA common areas and along trails). There have been reports of excessive pet waste along the trail in Heron Heights neighborhood in Creekside North District. For those violating policy, please clean up after your pet (it will be much cheaper than paying a violation fine and/or losing pet privileges) and help your neighbors keep Audubon clean.

PROJECT LIGHTING AND SIGNAGE

Some of the community lighting projects have been delayed due to CenterPoint Energy–related issues to provide power to certain entry monuments and along Audubon Parkway. These issues include coordinating around TxDOT’s construction of the F.M. 1488 widening improvements, CenterPoint’s relocation of overhead lines– and subsequent delays in CenterPoint Energy’s relocation and extension of infrastructure necessary to provide meters for power connections. These issues persisted into 2024 as a result of ongoing construction. CenterPoint continued doing a lot of work in the area associated with the expansion and replacement of their system to accommodate growth. These modification and expansion activities created power surges that damaged highly sensitive computer/timer controlled signage and other LED components. Regrettably, the entry monuments were impacted, rendering some of them inoperable while others had permanent damage to computer equipment. Audubon has been working with consultants to coordinate and implement the necessary changes to the electronic components of the monuments, including the installation of additional protections to better shield the components that control the programming of the lights.

DEVELOPMENT UPDATES

The Audubon District Map is located on the community website at audubonliving.com/residents/, which you may want to refer to when reviewing this update. Each “District” in Audubon is designated over a specific area of the Community and is commonly referred to as a “super neighborhood”. Currently there are a total of seven Districts in Audubon. The following is the breakdown of the current construction efforts in Audubon by District as of January 2025 (subject to change without notice).

CITY OF MAGNOLIA WATER CAPACITY

As you may be aware, the City of Magnolia has contracted with Audubon to be a water and wastewater provider, and is responsible for delivery of water pressure to Audubon. As you may also be aware, the City of Magnolia instated a water moratorium in December 2022 (with little advance notice) because of the City’s failure to timely proceed with the construction of additional water plant facilities to meet the City’s written commitments to provide water service to the areas within the City, Audubon and surrounding developments in a timely fashion. Upon receipt of notice from the City, the Audubon Developer sprang into action and began the design and construction of a water well located in Audubon MUD 1 by immediately investing over 1.5 million dollars in the construction of a water well to supplement the City’s system and provide additional service to Audubon. The Audubon water well was in service in July 2023. In addition, the Developer also funded the expansion of the Audubon water well into a Phase I water plant which should be completed on or about the first quarter of 2025 and should provide an additional back-up water source to serve Audubon should the need arise. For more information concerning the City of Magnolia, please see the City’s website at www.cityofmagnolia.com/.

ALL DISTRICTS BORDERING F.M. 1488

F.M. 1488 is currently being widened under the direction and control of the Texas Department of Transportation (“TxDOT”) and its contractors in segments from Mill Creek Road (located on the east boundary of Audubon) west through the City of Magnolia to F.M. 1774 in road rights-of-way that are owned by TxDOT. Based on feedback from TxDOT contractors, this construction project is expected to be finished by the end of 2025; however, neither the Developer, the City nor the County control the schedule for completion of the widening project. As a result of the efforts of the Developer, who dedicated additional right-of-way to the State, the F.M. 1488 roadway is expected to result in a 4-lane concrete road with several full-access intersections in Audubon constructed with turn lane movements. The widened roadway through Audubon will contain esplanades down the middle that can be landscaped and irrigated in the future, creating a more beautiful and better roadway and entrance to Audubon and the City of Magnolia. The Developer is already in the planning and design stages of the landscaping along F.M. 1488 including esplanades, corners, an intersection at S.H. 249 and monumentation on the north side of F.M. 1488 for Audubon Parkway and Ravenswood Dr. The Developer will be submitting plans for landscaping to TxDOT to make application for funding grants available from the State when the plans are completed. TxDOT’s road widening agreement requires the State to pay for the installation of decorative brown powder-coated full intersection traffic signals (like the existing signal located at F.M. 1488 and S.H. 249) at the existing and future intersections, including Mill Creek Road, Audubon Parkway and Mill-Run Road (when warranted by traffic studies conducted by the State).

AUDUBON PARK DISTRICT

- Audubon Park District contains the following sub-neighborhoods and parks:
 - Audubon Park (Sub-Neighborhood)
 - Parkside Oaks (Sub-Neighborhood)
 - Audubon Park (Park – Main Entrance)
 - Legacy Park (Park)
 - Audubon Elementary School
 - Club Audubon
- Audubon Park District is located within the following respective utility, drainage, and management districts:
 - Audubon MUD No. 1
 - Audubon WCID
 - Audubon Management District
- Audubon Park is the home of Audubon Elementary School, which opened in August of 2024 and was formally inaugurated on January 30, 2025. At an estimated cost of \$41 million, Audubon Elementary School is a modern educational facility designed to serve a population of 900 students. For more information on the school, visit www.magnoliaisd.org.
- Audubon Park Section 7 adds 14 lots to Audubon Park and a new entrance out to Audubon Trace. Audubon Park Section 7 will have a trail connection to Audubon Parkway. Landscaping and trail design plans for Section 7 were completed in 2024, bids are expected in early 2025 and installation is expected to occur in 2025.
- Dhanani Group purchased the 12.1-acre tract located at the northeast corner of Audubon Trace and Audubon Parkway within the Audubon Mixed-Use Owners Association. No details of timing have been yet released.
- Audubon Trace from Audubon Parkway to Audubon Crest Way was completed toward the end of 2023. It will be extended in the future to tie into F.M. 1488 as well as S.H. 249 to the west. The future connections are currently being reviewed for future design and funding. No timing for the release of the construction of these connections is available yet.

CREEKSIDE NORTH DISTRICT

- Creekside North District is comprised of the following sub-neighborhoods and parks:
 - Whistling Duck Rise (Sub-Neighborhood)
 - Whistling Duck View (Sub-Neighborhood)
 - Heron Heights (Sub-Neighborhood)
 - Screech Park (Park)
 - Whistling Duck Slough (Park)
- Creekside North District is located within the following respective utility, drainage, and management districts:
 - Audubon MUD No. 1: Heron Heights sub-neighborhood
 - Audubon MUD No. 2: Whistling Duck Rise and Whistling Duck View sub-neighborhoods
 - Audubon Management District
 - Audubon WCID
- Creekside North Sections 6 & 7, located north of F.M. 1488 and west of Mill Creek Road, were completed in late 2024 and delivered an estimated 154 new homesites located around the perimeter of Whistling Duck Lake. Entry, landscaping, trails, portals, sitting areas, park area and amenity construction have been completed.
- The excavation of “Night Heron Pond”, a new amenity lake located just north of Heron Heights sub-neighborhood and west of Screech Park and along Night Heron Rill (a dry creek running north of Heron Heights), has been completed. Night Heron Pond is part of the planned future expansion of Screech Park amenities with future trail extensions, play areas and sitting areas that will be included in the design.
- Mill Lake and Heron Lake in Mill Creek are located between Audubon Park and Creekside North Districts. The excavation of the lake improvements for Mill Lake and Heron Lake was completed in 2024.
- The XAG Group (“XAG”) has announced the future construction of a lifestyle retail center and hybrid-style multi-family development on the approximately 20-acre tract located near the south-west corner of Mill Creek Rd. and FM 1488. According to XAG, XAG will be breaking ground during the first half of 2025. In accordance with the requirements of the Audubon Mixed-Use Owners Association, XAG plans require compliance with the “Audubon Style” for structures and include the extension of trails, landscaping and reforestation along site perimeters as construction nears completion.
- In 2024, Blackfin Pipeline acquired an easement (under threat of condemnation) for the installation of a natural gas pipeline running in an easterly-westerly direction on the north side of F.M. 1488. Pipeline construction started in early 2025. Blackfin’s pipeline will traverse the Audubon Project from Ravenswood Dr. to Mill Creek Rd. on the north side of F.M. 1488. Construction is expected to take up to eighteen (18) months for the entire pipeline. There will be significant construction staging activities on the property in Audubon located northwest of the intersection of Mill Creek Rd. and F.M. 1488. While a portion of this pipeline traverses through Audubon, this construction is not under the control of the Developer.



CREEKSID SOUTH DISTRICT

- Creekside South District is comprised of the following sub-neighborhoods and parks:
 - Audubon Edge (Sub-Neighborhood)
 - Shoveler's Point (Sub-Neighborhood)
 - Shoveler's Tarn (Sub-Neighborhood)
 - Screech Park (Park)
 - Shoveler's Green (Sub-Neighborhood)
 - Whistling Duck Slough (Park)
- Creekside North District is located within the following respective utility, drainage, and management districts:
 - Audubon MUD No. 1: all sub-neighborhoods in Creekside South
 - Audubon Management District
 - Audubon WCID
- A new water supply well, located in Creekside South District, is being funded by the Developer for Audubon Municipal Utility Districts. This well became operational in July 2023. A water plant associated with the water well is anticipated to be completed in the first quarter of 2025.
- Creekside South Sections 1, 2, 3 and 4 located west of S.H. 249 and South of F.M. 1488 have been completed, with approximate 232 new homesites varying in sizes from 80' lots to 60' patio homes and 45' lots. This new development also brought utilities and paving to serve other mixed-use tracts along F.M. 1488 and S.H. 249.
- Creekside South residents now enjoy "Run Pond", an amenity lake located adjacent to Mill Run Creek surrounded by mature trees and connected by trails to a nearby pocket park. A new entry monument (of a design similar to the one located at Mill Creek Road and FM 1488) has been installed on F.M. 1488 on the side of the community nearest to the City of Magnolia.
- Mill Run Drive is now open, offering entrances on both F.M. 1488 as well as S.H. 249. Creekside South District Monuments mark these entries.



HERON RUN DISTRICT

- Heron Run District contains the following sub-neighborhoods:
 - Heron Landing
 - Painted Branch
 - Heron Point
 - Bunting Branch
 - Heron Park North
 - Heron Park West
 - Heron Park East
- Heron Run District is located within the following respective utility, drainage and management districts:
 - Audubon MUD No. 3: all sub-neighborhoods in Heron Run
 - Audubon WCID
 - Audubon Management District
- Bounded on the east by S.H. 249 and on the west by F.M. 1774, the highly accessible Heron Run District will not only offer main entrances off of S.H. 249 but will also offer a naturally beautiful setting with two wooded creeks (Heron Run and Painted Bunting Branch) hugging the center of the District. Visitors and future residents will travel through the future Midtown District to enter the Heron Run District. Faithful to the Audubon Style, Heron Run District's design incorporates the naturally occurring water bodies as well as the rolling terrain, to create a harmonious blend of parks, sitting areas and trails that blur the division between designated human spaces and nature. A major thoroughfare, Audubon Boulevard, will greet residents at S.H. 249 with community and District monumentation and welcome residents into the center of the District with a roundabout designed in the Audubon style. Monumentation will be used throughout to mark District and neighborhood entrances. This District is anticipated to offer 40', 45', 50', 55', 60', 70' and 80' lots, with options for premium locations and amenities for prospective buyers to choose from.
- Development update:
 - Heron Run District is under development along Audubon Boulevard from S.H. 249 to the future roundabout.
 - Utility construction and paving started in 2024 and will continue in 2025.
 - An initial +/- 490 lots will be delivered in 2025, with an additional +/- 330 lots to be delivered in 2026.
- Two new Homebuilders will make their debut in Heron Run District:
 - Chesmar Homes on 55' Lots
 - Westin Homes on 70' lots
- Future amenities in Heron Run are being designed and planned to take advantage of natural creek features such as Heron Run and Painted Bunting Branch. A future trail system will interconnect the community with trail portals marking entrances and connections to existing and future trails. As has been done in the other Districts, Heron Run will also offer pocket parks, parks, playgrounds and activity areas. More details will come as the design of these diverse areas is completed.

MARKET PLACE DISTRICT

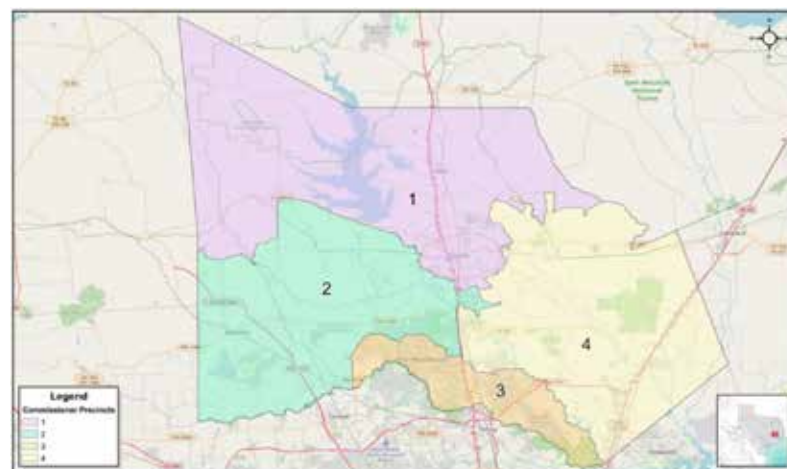
In connection with the F.M. 1488 Connection Project, Audubon is required to extend Audubon Parkway north of F.M. 1488 so that Montgomery County can re-route Ravenwood Dr. to tie into Audubon Parkway so that residents living outside of Audubon and who currently reside at the north end of Ravenwood Drive can access F.M. 1488 via the full access intersection of Audubon Parkway which allow for full left and right turning movements at the planned signal at Audubon Parkway.

Audubon Parkway north was already under construction in January 2025, and the improvements for the relocation of Ravenwood are anticipated to be completed by late 2025 or early 2026. TxDOT began signal installation at the intersection of Audubon Parkway and F.M. 1488 in late 2024. This construction was required due to the timing of the expansion of F.M. 1488. There are no current short-term plans for further development in the Market Place District.



MONTGOMERY COUNTY PRECINCT 2

Montgomery County was created by an act of the Congress of the Republic of Texas on December 14, 1837, and it is named after the town of Montgomery. It is divided into four Precincts and each Precinct has a commissioner who is elected by a quarter of the County's population to serve along with the County Judge on the Commissioner's Court.



- Interesting facts about Montgomery County Precinct 2:**
- It maintains approximately 899 miles of County roads
 - It maintains +/- 1400 miles of ditches
 - Approximate size is 282 square miles

Audubon is located within the boundaries of Montgomery County Precinct 2.



WHO IS OUR COMMISSIONER?

Commissioner Charlie Riley, Precinct 2

Responsibilities:

- Represent one of the four Precincts that make up Montgomery County
- Be an active member of the Commissioner's Court
- Thoughtfully exercise policy-making authority as a member of the Commissioner's Court
- Build and maintain County roads and bridges within Precinct 2
- Evaluate policy-making budget decisions
- Remain engaged with different stakeholders impacting Precinct 2 to:
 - » Ensure positive growth in the area
 - » Improve road mobility and road safety
 - » Be proactive regarding infrastructure planning and construction
 - » Plan for landscaping to beautify all corridors traversing the Precinct

Precinct 2 information:

- 19110 Unity Park Drive
- Magnolia, Texas 77355
- 281.289.6492



Commissioner Charlie Riley
Precinct 2

TO LEARN MORE ABOUT PRECINCT 2

You may visit the website at: commprecinct2.org
 To keep up with current happenings, you may follow us on:
 Facebook: facebook.com/commprecinct2.org
 X / Twitter: twitter.com/commprecinct2
 YouTube: youtube.com/@montgomerycountyprecinct2c327

OUR PREMIER BUILDERS



David Weekley Homes



PERRY
HOMES





AUDUBON

15678 AUDUBON PARK DRIVE
MAGNOLIA, TEXAS 77354

AUDUBONLIVING.COM/RESIDENTS