

# The Villages Homeowners' Association

## **WELCOME TO OUR COMMUNITY!**

Our history is interesting. Originally, around 1970, the property was envisioned to be a totally-integrated community of offices, shops, parks and recreational areas, a hotel and apartments and homes (the original community layout can be viewed at our VHOA office). The developer commissioned an AIA-honored architect, Bruce Goff, to produce plans for approximately 20 unique building projects, to generate interest and attract new property buyers. Some lots were purchased for residential development, others were purchased simply for member-access to the lake and pool. The project 'sputtered' for a while and in 1978, our original name, Lake Village, was changed and a renewed community interest began with the opening of a new Activity Center in 1981. In 1991, the VHOA became responsible for managing much of the residential portion of The Villages west of the resort complex. In 2000, SilverLeaf Resorts upgraded the resort complex and marina properties and later sold it to Holiday Inn Club Vacations. Today, the VHOA operates with a community-elected board of directors who strive to be responsive to the homeowner's interests, our property restrictions, and the long-term interests of the community. Our primary expenses are security services, office operations, and the maintenance of our roads.

Sure, we are close to Tyler's social activities, performing arts, malls, shops, airport, businesses, medical services, and religious organizations, *but what is so unique about our community, and different from 'living in town'?*

Some residents view the area as living in a residential State Park. Much of our property is located in a forest. There is ample opportunity to really enjoy nature with its abundant species of flowers and plants, birds (including eagles, hoot owls and pileated woodpeckers), and critters like squirrels and raccoons (and feeding the ducks at the marina). Many residents sit on their porches or decks and enjoy wonderful moments of quietude and good neighbors. That's why we don't allow excessive noise and why dogs and other pets must be in control at all times. And you will see that many of our nature-lover residents take morning and late afternoon walks and ride bicycles, so be especially careful when driving our roads and notice the posted speed limit in residential sections is 20 mph. Other residents have built on lake-front properties and enjoy their 'at-home' sunsets and water sports from their personal boat docks.

We maintain our North Beach family park, that has swings, a kid's activity area, picnic tables, a pavilion and BBQ smoker-cookers, and many residents come there to enjoy the Resort's July 4<sup>th</sup> fireworks displays. As a VHOA member, you have reduced-fee access to the Resort facilities, including swimming, indoor water park, tennis, exercise spa, billiards, ping-pong, miniature golf, kid's play castle, baseball, volleyball, shuffleboard, a café and patio, family-oriented movie house, horseback rides, and games like bingo, egg-toss, etc.. The marina also provides a café and meeting area, paddle boats, fish bait and supplies, boat ramp access, marine gasoline, a covered fishing well, and a fish-cleaning station.

We have 24-7 security personnel who patrol our community every day and night, and who will respond to emergencies, excessive noise, unattended fires, questionable drive-bys, and other calls regarding the safety and well-being of our residents. If you are going on a trip, or will be absent for a while, be sure to call the security office and they will take extra efforts to keep a watchful eye on your property. Call them anytime at 903-561-1153. Our community is served by the Noonday Volunteer Fire Department (dial 911).

We live in a great environment, and the VHOA responsibly applies your deeded Restrictive Covenants to maintain the quality of our neighborhoods and our property investments. You too, have a serious responsibility to know and follow all of these restrictions for the benefit of all VHOA property owners. Here's a short-list of them:

- ✓ Keep empty lots clear of boats, trailers, tractors, mowers, etc., and RVs have to be in approved enclosures.
- ✓ Commercial vehicles and trailers, unused vehicles and trash containers shall be kept out of sight.
- ✓ At all times, keep all properties clear of trash, rubbish, debris, materials, or unsightly objects.
- ✓ Any changes to the outside appearance of your property requires prior VHOA approval, including clearing lots, or the additions of clothes lines, aerials, antennas, tents, patio covers, driveway extensions, or any buildings, sheds, work areas, fences, walls, etc., or the removal of any trees.

Sure, we each are individuals and have different histories, but your deeded restrictions are what defines the common standards within our community. It is important that you maintain your properties within these standards so that your personal responsibility and community pride is self-evident to all who see your properties. We hope this information is useful to you and if you have any questions, please call the VHOA office.