



# Anderson Cove

## Subdivision

On Lake Naconiche

100 Indian Hen Drive  
Garrison Texas, 75946

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### Property Management

Property Management refers to the long term management of the sub-division.

There are 6 legal entities that “own” the entire sub-division properties. When a home site is purchased the new owner also becomes a 1/6<sup>th</sup> owner of Anderson Cove LLC. The six homeowners own the individual home sites. Anderson Cove LLC owns and manages all of the shared subdivision properties and easements such as the gate, road, shared underground utilities and all other non-home site.

Anderson Cove LLC provides all of the features of a traditional Home Owners Association (HOA) as required by Texas Sub-division law.

The HOA structure is set up by the developers to maintain the gate and road systems as well as landscaping and grass cutting of the common areas. The HOA can also access fees that are deemed necessary to manage the property as the group decides.

In addition the HOA has the authority to enforce, create waivers and interpret the covenants going forward. All decisions are made by voting by homeowners. Some decisions are made by 51% majority rule, some by 2/3 majority and some unanimous.

***Note: any and all covenants and regulations not required by the State can be changed or deleted by a Unanimous Vote of the homeowners.***

Procedures for voting and documenting actions are found in the By-laws of Anderson Cove LLC. See the **By-Laws** link for detailed discussion.

Our desire is to sell our properties to like-minded homeowners who want to enjoy and prosper in a shared community environment while maintaining privacy.

(END).