



Welcome To Country Lakes New Homeowners

IMPORTANT INFORMATION

Website: www.countrylakeshoa.com

Provides information on the association, HOA rules and regulations, architectural modification requests, covenants, conditions, restrictions, calendar and much more.

DO YOU LIVE IN DENTON OR ARGYLE?

All residents of Country Lakes have a mailing address of Argyle, TX because the post office serving this community is in the Town of Argyle.

HOWEVER, most residents live within DENTON city limits and have a 4-digit house address and are in the Denton Independent School District.

Denton ISD 940-369-0000

www.dentonisd.org

Residents with a 3-digit house address live with the TOWN OF ARGYLE and are in the Argyle Independent School District.

Argyle ISD 940-464-7241

www.argyleisd.com

SEE SOMETHING – SAY SOMETHING

Please report any suspicious activities or vandalism to the appropriate authorities.

City of Denton:

www.cityofdenton.com

Non-Emergency Police 940-349-8181

Code Enforcement 940-349-7594

Animal Control 940-349-7594

All Departments 940-349-8700

Town of Argyle:

www.argyletx.com

Non-Emergency Police 940-464-7254

Code Enforcement 940-464-7273

Animal Control (All American Dogs) 972-382-3647



HOA Board of Directors

There are five (5) members of the board of directors which are elected by the Voting Members Committee for a two year term.

HOA Voting Members Committee

Members of the committee are elected by all homeowners at the annual meeting for a one year term. Only one homeowner per household is allowed on the Voting Members Committee. The committee advises and recommends issues to the board of directors. They have no spending authority.

Voting Members Committee – Sub Committees

Landscape Committee: Chooses yard of the month recipients.

Flag Committee: Maintain the flags, flag poles and accessories.

Safety Committee: Researches and recommends safety improvements for the community.

Architectural Modifications Committee (AMC)

Reviews and approves/disapproves all requests. Members are appointed by the Board of Directors. Refer to www.countrylakeshoa.com for needed forms on the following property modifications:

- Basketball goals
- Additions/Installations (front doors, windows, garage doors)
- Fences
- Pergola/Arbors
- Pool installation
- Storm shelters
- Outdoor fireplace/kitchen/fire pits
- Landscaping installation
- Flatwork (stone, pavers, patios, concrete)
- Retaining walls
- Solar Panels
- Trampoline or playground equipment



Amenity Information



Pools

Both pools are open May 1st until October 1st. Current hours are 9:00 am – 10:00 pm. Your Amenity Access Card is required to enter.

South Pool and Amenity Center is located at 221 Country Lakes Blvd.

North Pool and Amenity Center is located at 9101 John Paine Road.

Dog Park

The Dog Park is located at the North Amenity Center at 9101 John Paine Road.

Park hours are 6:00 am – 9:00 pm.

Your Amenity Access Card is required to enter.

Owners Association at Country Lakes (HOA)

Is responsible for management, maintenance, repair and control of common areas. Page 6, Article III of CCR's.

Annual dues are \$725, billed semi-annually.

\$362.50 is due January 1 and July 1.



General Information



Recycling and Trash Pickup

Monday – Argyle residents (three-digit address)

Tuesday – Denton residents (four-digit address)

Containers may be placed at the curb four feet apart after 6:00 pm the evening before scheduled pickup and must be placed out of sight by 8:00 am the day following scheduled pickup.



Community Garage Sale

Community garage sales are scheduled twice a year in April and October.

The exact Saturday date will be posted one month in advance.

Fishing

Catch and Release fishing is allowed at all lakes. No swimming or boating is allowed.

Annual Meeting

The Country Lakes annual meeting is in the fourth quarter of the year. A formal notice will be mailed.



Be a GOOD Neighbor

We can all work together to be better neighbors to each other by following some simple guidelines including mowing your lawn and trimming your shrubs regularly, using weed control, storing trash cans out of public view, keeping barking dogs quiet, having dogs and cats on a leash when outside, picking up after your pet, being considerate when hosting parties by noise/music control, not revving up your motorcycle or vehicle on your street...are just a few ways you can show consideration to your neighbors.

Be helpful to your neighbors by watching out for them and reporting any suspicious activity in the area, checking on elderly neighbors if you have not seen them, reporting any street lights that are out to the appropriate city, watching out for the children that live here and obeying the speed limits. Please do not hesitate to call the police. Keep Country Lakes as safe as it can be.



Clean and Green

Keeping the green common areas and walkways looking well maintained is an on-going process that requires the cooperation of ALL homeowners in Country Lakes. Please remember before you toss out trash that someone else will have to pick it up. Dog walkers should make sure to have plastic bags with you to clean up after your pet. Let's all work together to keep Country Lakes clean and green!

Rules Benefit ALL Homeowners

Homeowners will benefit from not raising the dues to vandalism, liability, and unsafe situations!



POOL RULES

Allowed in the pool

- PERSONS UNDER 16 YEARS OLD MUST BE SUPERVISED BY AN ADULT OVER 18 YEARS OLD.
- SWIMWEAR ONLY CAN BE WORN IN POOL.
- BABIES WITH SWIM DIAPERS SUPERVISED BY AN ADULT AT ALL TIMES.
- NON-GLASS BOTTLES ONLY ALLOWED AT POOL SIDE.
- FOOD IN CABANA AREA ONLY.
- HOUSEHOLD ONLY – UP TO 4 GUESTS.
- TRASH DISPOSED OF IN TRASH CONTAINERS.

Not allowed in the pool

- NO FOOD EXCEPT UNDER CABANA AREA ONLY
- NO ALCOHOL OR GLASS CONTAINERS ANYWHERE.
- NO SMOKING IN POOL/CABANA/FENCED IN AREA.
- NO STREET CLOTHES OR JEANS IN THE POOL.
- NO BABIES WITHOUT SWIM DIAPERS. NO CHANGING DIAPERS EXCEPT IN RESTROOM.
- NO DIVING/JUMPING OFF THE LEDGE, RUNNING/ROUGH HOUSING, ABUSIVE LANGUAGE, LOUD MUSIC/NOISE.
- NO BIKES, SCOOTERS, SKATEBOARDS, MOTORIZED VEHICLES, LARGE TOYS, GAMESEQUIPMENT, NETS, BASKETBALL HOOPS, RAFTS, OTHER LARGE FLOATATION DEVICESIN POOL/CABANA/FENCED IN AREA.
- NO PERSONS WITH OPEN SORES OR INFECTIOUS DISEASES.
- NO ANIMALS IN THE POOL/CABANA/FENCED IN AREA.
- NO NON-MEMBERS. VIOLATORS WILL BE PROSECUTED.
- NO VANDALIZING. VIOLATORS WILL BE PROSECUTED.
- THE HOMEOWNERS ASSOCIATION ASSUMES NO RESPONSIBILITY FOR ANY PERSONAL INJURY, LOSS, THEFT OR DAMAGE TO PERSONAL PROPERTY OR EFFECTS LEFT IN THE POOL AREA.



DOG PARK RULES

PARK HOURS: 6:00AM – 9:00PM

- USE AT YOUR OWN RISK. Owners/handlers are legally and financially responsible for the actions and behavior of their dogs at all times.
- Maximum 2 dogs per owner/handler.
- Be courteous of others when using the facility.
- Clean up and dispose of feces left by your dog. Bags and receptacles are provided.
- Owners/handlers must be within the Dog Park with leash readily available at all times.
- Dogs may NEVER be left unattended.
- Dogs must be on leash when entering and exiting the Dog Park.
- Dogs showing aggression towards other dogs or people must be removed immediately.
- Dog collar must display current rabies vaccination tag.
- Children under 16 must be accompanied by a parent or legal guardian.
- Please report any inoperable or broken equipment to management: 940-489-4243.
- Any damages to common areas will result in amenity access suspension and/or fines.

PROHIBITED

- Dog food, treats, human food, alcohol, smoking, and glass containers.
- Bones, rawhides, and squeaky toys or stuffed toys. (Balls and frisbees are acceptable).
- Excessive barking. Dogs barking continuously or uncontrollably must be removed from Dog Park immediately.
- Professional dog trainers and/or groomers are not permitted to conduct their business.
- Dogs in heat, sick dogs or those with fleas, ticks, worms, or other parasites.
- Puppies under 4 months of age.
- Digging. Owners must stop dogs from digging and immediately fill holes.
- Children running or chasing dogs.

