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The Villas at Land's End - An Overview

Welcome to Land's End and The Villas at Land's End. We are one united community, regardless of whether you have a lake lot, golf lot or villa lot. The Land's End Homeowners Association manages the entire development and is responsible for adopting rules and enforcing the restrictions in the Covenants, Conditions, and Restrictions. A special committee of the Association is responsible for overseeing the maintenance of The Villas and is comprised of all Villa owners.

The Villas are unique in that all Villa homes share most of the land and improvements in that phase. Rather than each homeowner having a separate tract of "Deeded Property", Villa owners lease the land beneath their homes and share the surrounding property with other Villa owners. Below are some points which highlight the unique characteristics of The Villas:

- The entire Villa phase is comprised of one parcel of land that includes:
 - 10 individual home sites
 - Shared landscaping and sprinklers
 - Shared septic system
 - Shared Sabine River Authority leaseback
- The "Shared Use Area" refers to those areas listed above as "Shared" and is for the exclusive use of Villa owners who pay the cost of maintaining that area. It does not include the road.
- "Shared Use Area" is different from "Common area", which refers to those areas within Land's End that is common to all owners, such as the entrances, roadway, and pond.
- Villa owners are members of the Land's End Homeowners Association and pay the same Annual Common Assessment as all owners.
- Villa owners also pay a quarterly Shared Use Fee for upkeep and maintenance of the Shared Use Area. This fee is paid to The Association and is used exclusively for the Shared Use Area, excluding individual home sites. It may not be commingled with Common Area funds.

In summary, The Villas are individual homes just like everyone else's, except the landscaping of the shared use area, the maintenance of the sprinkler systems, septic system inspections, mowing the grass, and payment of the annual leases to the Sabine River Authority are all included in the quarterly maintenance fee.

The Covenants, Conditions, and Restrictions for Phase IV (The Villas) are essentially the same as all other phases of Land's End, however, they do include special provisions to accommodate the special needs of The Villas.