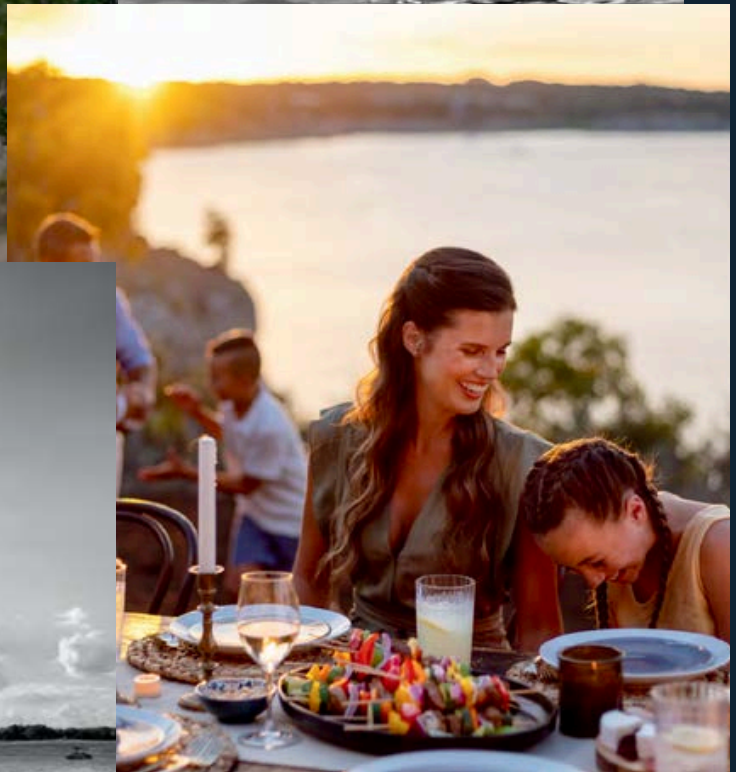
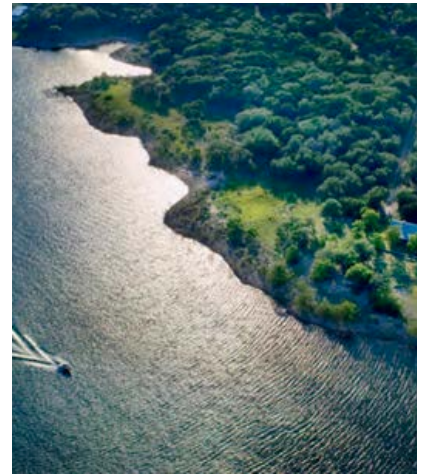


TC



Welcome Home

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TRAVIS
CLUB

Welcome Home

Congratulations on making Travis Club your new home!

There is much to enjoy while living in a community association, and we would like to take this opportunity to welcome you. As the managing agent for your association, CCMC wants to make your lifestyle as pleasant as possible. We have prepared this booklet to help familiarize you with some of the many aspects of community association living.

Purchasing your home automatically makes you a mandatory member of the Travis Club Community Association, and you will remain a member for as long as you own your home. Every member receives the same benefits and shares the same responsibilities as outlined in your community's governing documents. These include the Declarations, Covenants, Conditions and Restrictions, Design Guidelines, Rules and Regulations, etc. You should have received a copy of these important documents at the time of closing your purchase. If you have not received a copy, please reach out to the team at TravisClubTX@ccmcnet.com.

As a community association member, you are required to pay an annual assessment, abide by the community's rules and restrictions, and maintain those areas of your home for which you are responsible. You will also enjoy all the benefits in the community your membership provides, including access to future amenities. If you have questions or concerns, don't hesitate to contact your management team at TravisClubTX@ccmcnet.com.

Welcome home to Travis Club!

Your CCMC Management Team
TravisClubTX@ccmcnet.com

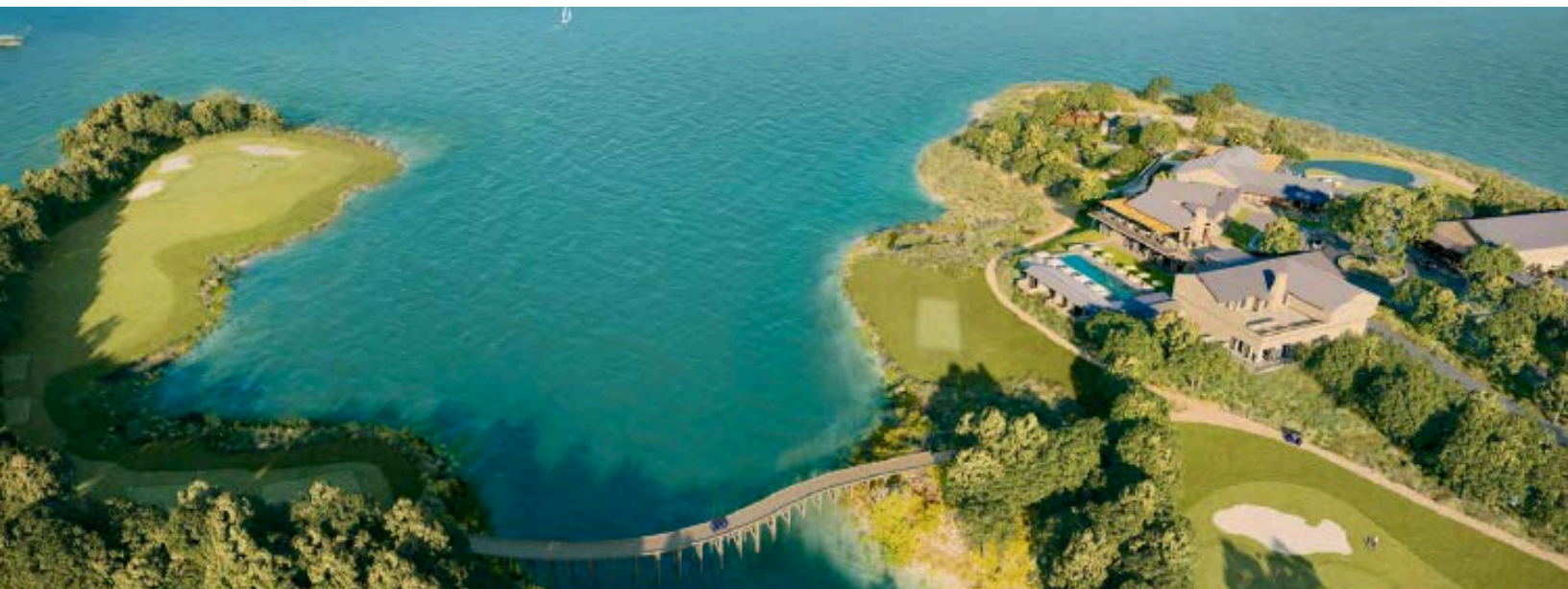


Association Management

CCMC proudly provides professional community management services to Travis Club. Founded in 1973, we've been managing large-scale communities and their many components for decades. Our team members' commitment to excellence and willingness to innovate, are achieved through our core values of Integrity, Respect, Service and Community.

At CCMC, our vision is to revolutionize large-scale community management by inspiring meaningful experiences for residents and team members. We build community by bringing people together in the neighborhoods where they live and offices where we work. Simply put, we create experiences that connect people.

Partnership and communication are key components of achieving our mission and purpose. We encourage residents to share their experiences on where we're excelling and how we can improve. To learn more, visit CCMCnet.com.



Assessments

To accomplish the many tasks it's responsible for, the association must have operating funds for daily maintenance, repairs, and administration, as well as adequate replacement reserve funds for major repairs or replacements for common property. To obtain these funds, all members within your community are required to pay assessments to the association. The Board of Directors establishes assessment rates each year and adopts the annual budget for your community. The association will notify you of the amount and due date of your specific assessment.

At closing, a portion of your costs goes toward your prorated assessment that will cover just the remainder of the year. If you have any questions regarding your account or the amount due, please contact your Community Manager at TravisClubTX@ccmcnet.com or call our Customer Service Team at 1-866-244-2262. *Note: In the state of Texas, neither mortgage payments nor escrow cover association assessment payments. This payment will need to be made separately.

CCMC mails out paper statements to the most recent billing address we have on file the month prior to the assessment due date. Please be sure to contact your Community Manager if you have a change in address so that your account can be kept current.



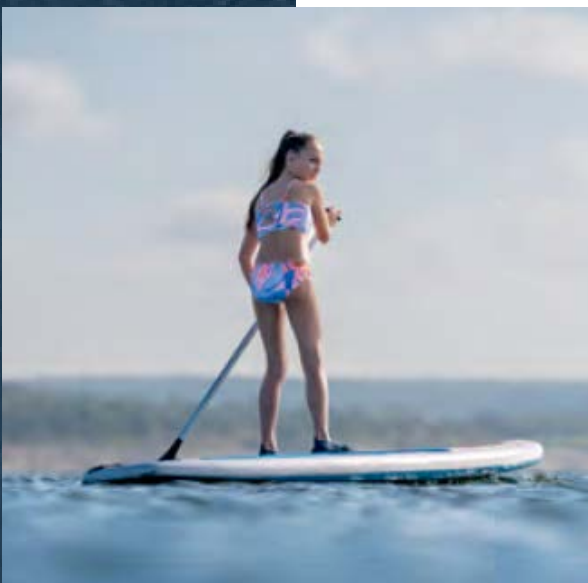
Payment Options

Listed below are the various options to pay your assessments. For more information about each payment option, visit ccmcnet.com/portal.

- **Direct Debit (ACH)**
- **Online One-time Payments**
- **Recurring Electronic Check Payments**
- **Individual Bill Payment Services**
- **Pay by Mail**

CCMC provides a convenient web portal for residents to access their accounts and update their contact information. It is the responsibility of the owner to notify the association if their contact information or mailing address changes.

Visit Travis Club's resident portal at vmsweb.ccmcnet.com. Your username and password are located on the Account Statement that was mailed to you. If you did not receive this information, please reach out to the Customer Service Team at 1 (866) 244-2262, and they will email you new login credentials.



Stay Connected



Community Website *Coming Soon!*

The Travis Club community website will include information about community events, the architectural review process, governing documents, and more!



Resident Newsletter

The Travis Club resident newsletter is a great place to receive updates on community happenings, upcoming events, and other important information. Sign up by sending an email to TravisClubTX@ccmnet.com.

Community Info

EMERGENCY? CALL 9-1-1

Police (Non-emergency)

1941 Lohmans Crossing Rd,
Lakeway, TX 78734
(512) 261-2800

Fire (Non-emergency)

13333 State Hwy 71,
Bee Cave, TX 78738
(512) 266-2533

Animal Control

Lakeway Animal Protection
((512) 261-2800

Poison Control

Southeast Texas Poison Center
(800) 222-1222

After-hours Association Emergency

1 (800) 274-3165

UTILITIES

Water / Sewer

Lakeway MUD
(512) 261-6222

Trash & Recycling

City of Lakeway
solidwasteclerk@lakeway-tx.gov

Electric

Pedernals Electric Coop
(888) 883-3379

Austin Energy
(512) 322-9100

Gas

SiEnergy
(888) 468-7007

Internet

AT&T
(855) 562-1208

LOCAL SERVICES

Post Office

2110 Ranch Rd 620 S,
Lakeway, TX 78734
(800) 275-8777

Lake Travis ISD

3322 Ranch Road 620 South
Austin, TX 78738
(512) 533-6000

Lakeway Elementary

1701 Lohmans Crossing
Austin, TX 78734
(512) 533-6350

Bee Cave Middle School

5400 Vail Divide
Austin, TX 78738
(737) 931-2400

Lake Travis High School

3324 Ranch Road 620 South
Austin, TX 78738
(512) 533-6100





T R A V I S
C L U B

Homeowner Information Sheet

Please complete and return this form to the Travis Club management team at TravisClubTX@ccmcnet.com. If at any point your contact information changes, please be sure to notify a staff member. Thank you!

Name: _____

Mailing Address: _____

Email Address(es): _____

Home Phone: _____ Work Phone: _____ Cell Phone: _____

In Case of an Emergency, Please Notify:

Name: _____

Home Phone: _____ Work Phone: _____ Cell Phone: _____

If the Property is Leased

Name of Lessee: _____

Home Phone: _____ Work Phone: _____ Cell Phone: _____

Email Address(es): _____

Please provide a copy of the renter's lease with this document.