

HOA Maintenance Responsibility Summaries

Subdivision	<i>Is this subdivision public or private?</i>	<i>Is the open space public or private?</i>	<i>Is the ROW public or private?</i>	HOA/POA Maintenance	Town Maintenance	Development Agreement Resolution	Additional Notes
Carlyle Court	Public	Private	Public	Maintains amenities (landscape, walls, irrigation, lighting, patterned concrete, special signage, etc.) whether placed in public ROW or not; open space / drainage area north of subdivision	Regulatory signage, public infrastructure	Res 15-20 (Sec. F)	Town owns DOVE ADDITION-WESTLAKE Block 1 Lot 3 (portion of Glenwyck Park)
Carpenter Addition	Public	N/A	Public	Property owners maintains back of curb to property line	Regulatory signage, public infrastructure	No DA exists	
Circle T Ranch Office Campus	Private	Private	Private	Property owner (Charles Schwab) maintains open space / property		No DA exists	
Cowgirl Ranch	Public	N/A	N/A	Property owners maintains back of curb to property line		No DA exists	
Deloitte	Private	Private	Private	Deloitte maintains own property, floodplain and open space; Dove Rd from back of curb to Deloitte property line		Res 08-36	
Entrada	Mix of Public/Private	Public/Private	Public/Private	Maintains all landscaping, irrigation, lighting, medians, streetscaping, water features, public or private open space, sidewalks/trails, signage, public art, private/public streets, private public, drainage; Solana Blvd median	Public Water, sanitary sewer, ductbank	Res 13-17 (Sec. 5.2d) , Res 13-34 (Sec. 4) , Res 15-35	Additional dues are collected from commercial properties
Fidelity	Private	Public/Private*	Private	Maintain landscaping in roadway medians on FM 1938 Davis Blvd north of Dove Rd in addition to sidewalks, paths, trails, lakes, water features, and other landscaping on the property / west of FM 1938 Davis Blvd	Fire Station landscape in ROW of Dove Rd and FM 1938 Davis Blvd; Dove Rd Median west of FM 1938 Davis Blvd;	Res 00-48	
Glenwyck Farms	Private	Public/Private*	Private	Temporary improvements, private streets, private utilities, and private common area and facilities; signage; Dove Rd Trails	Glenwyck Park; Dove Rd; off-site dedicated improvements	Glenwyck Agreement	Town owns and maintains Glenwyck Park Block F Lot 1 (100%)
Granada	Private	Private*	Private	Maintain irrigation, landscaping, sidewalks, trails, water features, access easements, private drainage, and all other improvements on east perimeters of development; parkland dedication fees waived due to significant open space provided; temporary improvements; private streets, private infrastructure, and private and public common areas, open spaces and facilities; signage	Public infrastructure -- water, sanitary sewer, and ductbank infrastructure; Maintain irrigation, landscaping, sidewalks, trails, water features, on west perimeters of development;	Res 13-09 , Res 13-25 , Res 21-44	In 2021 Town & Granada split maintenance responsibilities of the open space

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Knolls at Solana	Private	Public/Private*	Private	Conservation area fence; Mayor's Hill until improved by Town; amenities in public ROW adjacent to development (i.e. Solana Blvd) such as landscaping, irrigation, lighting, patterned concrete, etc.; private open space and drainage easements	Conservation area, Mayor's Hill upon improvement, public infrastructure (water, sanitary sewer, ductbank); off-site dedicated improvements	Res 18-49 , Res 18-50 , Res 19-03 , Res 19-16	Town owns Mayor's Hill and Conversation Easement
Paigebrooke	Private		Private	All water lines, sanitary sewer lines, drainage systems and roadways not dedicated to the Town; private open space; Ottinger/Dove Rd back of curb to property lines of subdivision lots	All water lines, sanitary sewer lines, drainage systems and roadways dedicated to the Town; off-site dedicated improvements	No DA exists	Portions of Ottinger Rd and Dove Rd dedicated
Quail Hollow	Private	Public/Private	Private	All private infrastructure (drainage, roadways, gas, electric, etc.) private and public common areas, open spaces and facilities, temporary improvements; all irrigation and landscape in public ROW - proposed or existing along a public road on the perimeter of the development; 50% of FM 1938 median south of Dove Rd until south property line shared with Vaquero HOA; signage; amenities in public ROW (landscape, irrigation, lighting, patterned concrete, etc.);	Public Water, sanitary sewer, ductbank	Res 16-35	See final plats, town pays for water to irrigate along public roads; Lot 28X owned by Town, but is maintained by HOA
Shelby Estates	Public	N/A	Public	Any private infrastructure; property owners maintain back of curb to property line	Any public infrastructure	No DA exists	See final plat
Solana	Private	Public/Private*	Private	MUD water/irrigation; POA maintain landscaping, signage, roads, drainage, lighting, walls, etc.; Solana Blvd Median	Solana Blvd pavement		Solana is on the Trophy Club MUD system
Stagecoach / Airpark Association	Public	Private	Public	Taxiway, runway, signage, corner ROW, monument signage/wall	Streets, water, drainage	Stagecoach Deed Restrictions / final plat	Maintenance for utilities provided by operator (gas, electric, telephone)
Stanton Addition	Public	N/A	N/A	Property owners maintains back of curb to property line			
Stonehurst Addition	Public	N/A	N/A	Property owners maintains back of curb to property line			
Terra Bella	Private	Public (Terra Bella Park) / Private (Interior Common Areas)	Private	Private infrastructure (such as streets), Terra Bella Park; parks and trails -- 6ft on each side of trails/sidewalks; all open space whether public or private	Public infrastructure	No DA exists; Park by Dedication Deed; see plat and zoning	Town owns TERRA BELLA Block 1 Lot 20 PUBLIC OPEN SPACE

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Vaquero	Private	Private*	Private	50% of FM 1938 median south of Dove Rd until southern property line of Quail Hollow shared with Quail Hollow HOA; South of Quail Hollow property line 50% of FM 1938 median shared with Town; private and public open space, private streets, private utilities; temporary improvements; amenities (e.g. signs, streets, clubhouse, etc.); all improvements except public roadways; golf course maintained by Vaquero Club	South of Quail Hollow property line 50% of FM 1938 median shared with Vaquero HOA; off-site improvements (e.g. drainage, Dove Rd, etc.); ductbank	Ord 360 & 444	Town has ability to enforce CCRs if HOA fails to perform
Villaggio	Private	Private*	Private	All streets, storm drains, ponds, amenities as identified in the approving zoning ordinance, parkland and public trails, and lighting, irrigation and landscape maintenance within the Pearson and Dove Road right-of-way adjacent to the perimeter of the development	Public Water, sanitary sewer, ductbank	Resolution 23-58	
Westlake Corners	Private	Private*	Private	All public/private open spaces and drainage easements; all private infrastructure	Public infrastructure		
Wyck Hill	Public	Private	Public	all common areas and facilities; signage; amenities and amenities in public ROW (landscaping, irrigation, lighting, etc.)	Dedicated public infrastructure, off-site dedicated infrastructure;	Wyck Hill Agreement	

* Some portions of trails publicly accessible through public access easements but privately maintained