



CHAMBERS CREEK

Looking for answers to frequently asked questions? You've come to the right place!
Our new home FAQs include a little bit of something on everything you need to know about Chambers Creek.

COMMUNITY

What is a master planned community?

A master planned community is a large-scale residential community that, in addition to a wide range of new home products, prices, and styles, includes an array of recreational amenities that enrich the lives of its residents.

What is a 55+ or Active Adult master planned community?

It's a large-scale residential community featuring homes and amenities that are designed specifically for the wants and needs of homebuyers 55 years of age or better.

Where is Chambers Creek located?

Chambers Creek's official address is in Willis, Texas, but as you'll discover, we are a destination all our own! Our community is conveniently situated just off I-45 with easy access to Conroe (less than 10 miles away) and The Woodlands (approximately 20 miles away). That means everyday conveniences are all a short drive from your new front door. Journey 45 minutes to the south to Houston's employment districts, medical center (one of the biggest in the world), entertainment venues, sporting arenas, and world-class museums, dining, and shopping. And for travelers, George Bush International Airport is less than an hour away.

Who is the developer?

Chambers Creek is the vision of Caldwell Communities, an award-winning developer with a team passionate about creating one-of-a-kind communities with amenities that enrich the lives of residents. At Chambers Creek, Caldwell is combining years of experience with a solid understanding of how the Active Adult home buyer likes to live, and play. The goal? To deliver the very best 55+ master planned community in the state!

How big is Chambers Creek?

Everything is bigger in Texas, right? Chambers Creek included! Our community is nestled into 1,100 acres of an unexpectedly lush landscape that we like to call Houston's Hill Country. Upon completion, this community will include an exciting variety of amenities and more than 3,000 new homes. That's a lot of neighbors, and just as many good friends.

What are the amenities?

To be honest it would be quicker to list what amenities we don't have! With Chambers Creek's diverse amenity offerings, there is something fun and exciting for everyone, every day.

- 9-hole golf course by Tom Lehman
- Casual Dining Club Restaurant
- 18-hole putting course
- Pickleball & Tennis Center
- 20+ miles of trails
- Amenity center
- Ballroom
- Chapel
- Community garden
- Creative workshop
- Lakes
- Outdoor Fitness Stations
- Golf cart parking & charging stations
- Private marina connected to Lake Conroe
- Resort-style Pool & Indoor Lap Pool
- Vineyard
- Wellness & Social Center
- Chambers Park & Green Spaces
- Dog park
- Bocce ball

HOA

What is a Home Owners Association (HOA)?

A Home Owners Association, HOA for short, is an organization responsible for safeguarding the property values of the homes in the community. It is also charged with creating an engaging lifestyle for residents. To serve this two-pronged mission, the HOA at Chambers Creek establishes guidelines for maintaining the community's appearance; oversees the operation, maintenance, and repair of amenities; provides common space landscaping; and plans a robust calendar of special activities, classes, and events.



CHAMBERS CREEK

What are the HOA dues and upon closing fees*?

*Base HOA dues will be reduced 50% until 12/31/23

HOA dues are payable quarterly:

Base HOA dues are \$2,850 per year and includes:

- Access to all amenity centers (i.e., clubhouse, putting course, pool, outdoor fitness etc.)
- Access to all trail system
- Access to boat launch in the private marina
 - Note that reserved boat slips are separate and not included
- Duets are an additional \$2,220 per year
 - Includes full structure “insurance” including fire replacement damage (ex: Roof, paint, etc.), exterior maintenance, as well as front + backyard maintenance
- Lots adjacent to golf course are additional Dues of \$1,200/year
- Front and backyard lawn maintenance included
- Community Technology Fee is an additional \$360 per year **and** includes base Internet package of 50MBPS, see builder sales consultant for upgrade options.
- Introductory Golf Package Fee is an additional \$3,480 per year, limited to initial 100 Golf Club Members for first twelve (12) months after becoming a member. After introductory terms met, fee defaults to then-current Full Golf Rate. Whole household will have all-inclusive access to play golf during golf hours

Upon Closing Fees:

- Foundation Fee is 0.25% of the home closing price, due upon closing
- Capital Assessment Fee is \$2,850, due upon closing

**HOA dues & upon closing fees are subject to change.*

HOMES

What is the price range for homes at Chambers Creek?

New construction and move-in ready homes here start from the low \$300's.

How many total homes will there be?

Chambers Creek will build more than 3,000 homes upon completion.

Who are the homebuilders?

We have partnered with five esteemed active adult builders:

- Beazer Homes
- Caldwell Homes
- Coventry Homes
- Del Webb
- Partners in Building

RESIDENT INFORMATION

Is Chambers Creek in a MUD? What exactly is a MUD?

Yes, Chambers Creek benefits from being in a MUD. A MUD or “Municipal Utility District” is a special Texas entity that supports planned developments in areas where city services and needed infrastructure are not yet available. MUDs contribute to the affordability of new homes in Texas and the exciting growth here. The MUD tax rate is \$1.35 in Chambers Creek.

What is the tax rate?

The current estimated tax rate for Chambers Creek is \$3.1321 (before exemptions). This is based on the 2022 Tax Year & Tax Rate. *Taxes are collected by Montgomery County Central Appraisal District. For more information visit mcad-tx.org.

Who are the utility providers?

- MUD #100 – Trash, Water & Sewer
- Entergy – Electric
- Centerpoint- Gas
- Wellcom – Fiber Internet (Note: There is no cable. It's either a streaming service through Wellcom or a satellite provider as chosen by the homeowner.)

How do I reserve a boat slip at the marina?

Once you are under contract on your home, you will have the opportunity to be added to the waitlist. You are given first priority upon closing and will be contacted when we open up the slips for rent.