

FACT SHEET

Padre Isles, a master-planned, water oriented, recreational community on North Padre Island, Corpus Christi, Texas, began development in 1965 with 8950 residential/commercial sites planned. To date, 5,408+ lots have been completed. We have 3080+ single-family lots, 2000+ multi-family residential units and 30+ commercial facilities to include: 18-hole golf course/country club, banks, fire & police stations, churches, charter school, yacht club, laundry, mailing service, boat repair, mini-storage, several restaurants, gift/souvenir shops, convenience stores, real estate & title offices and various other professional offices/services/studios.

Single-family lots make up the majority (4363) of our properties. These lots are further subdivided into *waterfront* and *water access*. *Waterfront* lots, as the name implies, are located adjacent to water; while *water access* lots are interior parcels not next to a waterway, but having access via any of seven area boat launch ramps.

Water front lots are further subdivided into two distinct types; *patio* and *garden* lots. *Patio* lots are waterfront lots with the rear property line located on the waterside of the bulkhead (normally 50' into waterway). Average sizes of these lots are 50'x120' with a 50'x70' land area and 50'x50' area over water. These lots have "Water Building Areas," in which general construction is permitted out to 25' from bulkhead. There are 1096 *patio* lots for single-family construction in Commodore's Cove, Point Tesoro and Ports O'Call subdivisions.

Garden lots make up remaining 1125 waterfront properties dedicated for single-family construction. These full size waterfront parcels, averaging 60'x120', have rear property lines along the bulkhead. There are, however, mooring areas beyond the bulkhead (normally 10' or 15', depending on the subdivision) in which limited mooring facilities may be constructed.

Our canal system is the heart of this community, with over 30 miles of concrete bulkhead containing navigable waterways adjacent to the Intracoastal Waterway in the Upper Laguna Madre and seven boat ramps with trailer parking areas for owners at six of the seven.

Articles of Incorporation, adopted in 1976, in accordance with Texas Nonprofit Act, established Padre Isles Property Owners' Association (PIPOA) as *trustee*, *custodian* and *administrator* of a maintenance fund specified in the Protective Covenants established for each of our 35 separate subdivisions. These legal documents, running with the land itself, address such subjects as: Landowners' Agreements, Architectural Control, General Land Use, and Size, Design and Placement of Improvements. The corporation, with an average annual operating budget, is organized exclusively for promoting social welfare and providing facilities for protection, pleasure, recreation and furthering the benefit of owners in all developed subdivisions.

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Membership in PIPOA is automatic for anyone acquiring record legal title to any property within Padre Isles. Specific details regarding membership, voting rights, meetings, corporate management, officers, assessments etc. are contained in our **Bylaws**. *

Landowners' Agreements detail annual maintenance charges payable to *trustee* for common area maintenance and community area preservation. Fees are based on property square footage with or without improvements. Currently, annual rates for single-family *water access* lots are one cent (\$0.01) per square foot and two cents (\$0.02) per square foot for single-family *waterfront* lots. Upon record title transfer after 12/31/06, single-family *water access* lots are two cents (\$0.02) per square foot and ten cents (\$0.10) per square foot for single-family *waterfront* lots. Beginning 1/1/07, multi-family lots will be increased at a rate of 20% per year for 5 yrs to adjust the new rate as per vote of 2006.

Architectural Control involves a detailed approval/inspection process for every building, structure or improvement of any nature to be erected, placed or altered on any lot. Specific guidelines are found in our **Architectural Control Committee's Policy and Procedure Guide**, available under building information on the home page.

Size, Design and Placement of Improvements deal with: facing, minimum square footage, building lines, wind loading, aesthetics, fences/walls, foundations, height and parking areas. In addition to specific, individual covenant language, we also have **General ACC Guidelines*** listing minimum square footage requirements, maximum building height and building lines for single family construction projects in all subdivisions.

Hurricane Preparedness is a way of life on the Gulf Coast and everyone needs to develop some type of plan to ensure individual and property protection as well as evacuation and return procedures.

Windstorm Insurance coverage is difficult to obtain from private carriers; however, Texas Catastrophic Property Insurance Association (CATPOOL) will provide coverage.

Federal Flood Insurance premiums are based upon Base Flood Elevation (BFE) in effect at time of construction and height of first habitable floor in relation to that BFE. Current BFE's are either 9' or 10' for most habitable areas of Padre Island. For specific rate quotes, call 1-800-638-6620.

Taxes are based on 100% of assessed (fair market) value and were set at \$3.041642/\$100 of valuation for the 2003 tax year and the 2009 taxes are set at 2.420571. Your taxes may be reduced by certain Homestead, Disabled Persons/Veteran or Senior (over 65) exemptions, which must be specifically applied for by a property owner. For additional information, call Nueces County Appraisal District Office at 881-9978.

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