

# LEWISVILLE WATER'S EDGE I & II

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## **JOINT COMMUNITY MEMO**

Subject: Amenity Use, Pet Access, and Neighborly Conduct

Dear Residents of Lewisville Water's Edge I and II,

As both communities continue to grow and share access to our beautiful amenities, we understand there have been questions, and at times, misunderstandings, about the rights and responsibilities of each Association's residents. This memo is intended to provide clarity and promote a respectful, neighborly environment for all.

### **Shared Amenity Access**

In accordance with the recorded Amenity Center Easement and Maintenance Agreement, residents of Lewisville Water's Edge II (LWEII) are granted non-exclusive access to the shared Amenity Center facilities located within Lewisville Water's Edge I (LWEI), including:

- The pool
- The Lakehouse (clubhouse)
- The fitness center
- The surrounding outdoor common areas associated with these facilities

These access rights also extend to residents' guests and invitees, as long as all posted rules and policies are followed.

### **Pet Walking and Lake Access**

LWEII residents may walk leashed pets through LWEI's outdoor common areas to access the lake. While pets are not permitted inside the Lakehouse, pool, or other indoor amenity spaces, there is no restriction in the agreement against using common walkways or green spaces, provided pets are leashed and owners clean up after them.

Please note: LWEII residents must bring their own pet waste bags when walking dogs on LWEI common grounds. The pet waste stations provided on LWEI property are for the exclusive use of LWEI residents and should not be used by LWEII residents.

### **Private Property Reminder**

Please note that LWEI garages, driveways, and other private-use areas are not included in the shared-use easement and should not be accessed by LWEII residents. These areas are reserved exclusively for LWEI homeowners.

### **Community Courtesy**

We kindly remind all residents to treat neighbors with courtesy and respect. If you observe a potential violation, please report it to your Association's management team rather than addressing it directly. Confrontations between residents, especially when based on misunderstandings, only create unnecessary tension.

Let's continue to build a strong, respectful community that both Associations can be proud of.

**For Questions or Concerns, Please Contact:**

LWEI Management (Worth Ross Management Company)

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Sincerely,

Lewisville Water's Edge I Board of Directors

Lewisville Water's Edge II Board of Directors

Essex Association Management, L.P.

Worth Ross Management Company

Signed by:

*Cinnamon Anderson*

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Cinnamon Anderson, CMCA

Sr. Association Manager

Essex Association Management, L.P.

DocuSigned by:

*John Ellis*

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John Ellis

President

Lewisville Water's Edge II Board of Directors