

Carmel Hills Estates Fact Sheet

- Carmel Hills Estate is a deed restricted, residential community on the west shore of Lake Corpus Christi. Property is designated by Block number or letter, and Lot number.
- Property owners in Carmel Hills Estates are members of the Carmel Hills Property Owner Association (CH POA). Paying annual dues to the association is not mandatory.
- The CH POA is managed by a 9-member board of directors. Three directors are elected each year to a 3-year term by dues paying members at the annual meeting.
- The CH POA is responsible for enforcing deed restrictions and maintaining the common property in Carmel Hills, which consists of 3 boat ramps and several parks.
- Each owner of one or more lots in numbered blocks is assessed \$60 per year.
- Some significant deed restrictions:
 - Owners must submit a plan to the POA and receive approval prior to building a structure or moving a structure to a lot.
 - Residential structures must be on a foundation with appropriate set-backs and must have at least 800 square feet of dedicated living space.
 - Mobile homes (trailers) are not allowed. Owners can park an RV, but not use it.
 - No structure is allowed on a lot unless it has a residence on the lot or on an adjacent lot with the same owner. Lots across the road from each other are not adjacent.
 - No commercial activities are allowed except those existing prior to incorporation.

