

Everything You Look For In An Active Adult Community

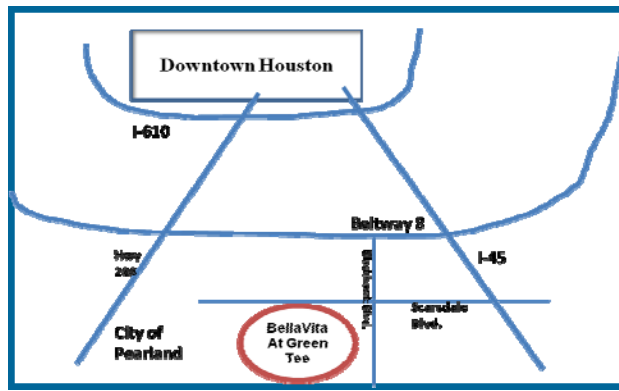
A beautiful **clubhouse** "Club BellaVita" provides a state-of-the-art fitness center, heated swimming pool during most months, whirlpool spa, billiards room, computer room, arts & crafts center and a large ballroom with a stage, dance floor and a catering kitchen.

"The Annex" building houses office space for conferencing and "committee" sized meetings in addition to a sitting area and the BellaVita Library. The well stocked Library has an extensive book collection, CD's and DVD's for homeowner checkout.

The **monthly calendar** includes a busy schedule of social activities, parties and dances. There are water aerobics in the warmer months, twice a month movies (including popcorn and pizza!) and a wide variety of lectures and seminars.

Of special interest and pride to the residents at BellaVita is the 75 acre **Harry Reed Audubon Nature Reserve**. Donated to BellaVita by the Developer, it provides many hours of enjoyment for an "up close" observation of nature's beauty and wildlife.

The community also includes an **11 acre lake** around which there is an enjoyable paved walking path. Many residents like walking. Whether it be in the evening or early morning hours, it's a popular activity at BellaVita.



Location! Location! Location!

BellaVita is located near everything you will ever desire. **Minutes from Galveston Bay and downtown Houston.** BellaVita is convenient to major highways, airports, medical facilities and houses of worship. There are also numerous grocery stores and various specialty shops. Dining is convenient as well with many restaurant choices near by.

Aside from all the convenience of a great location, BellaVita also provides an entertaining lifestyle with exciting amenities. The NASA Space center, Houston Zoo, Kemah Waterfront and Armand Bayou are just minutes away. And, with location near theatres, movie houses, parks and recreation areas and private and public golf courses, along with BellaVita's own amenities, residents will never run out of exciting things to do.

The Staff of BellaVita will be available to answer any additional questions you may have concerning BellaVita.



1548 North Riviera Circle
Pearland, TX 77058
PH# 281-464-3150
FX# 281-464-3630

E-mail: BVnews4U@club-bellavita.org



NEIGHBORHOOD INFORMATION

*the
Beautiful Life
for
Active Adults*

Individual Home Environment

BellaVita is a subdivision like most others in the Houston area. The residents all own their homes; pay taxes; and manage their own finances, transportation, medical coverage and meals. The residents live in single family patio homes built in the zero lot line concept. The homes vary in size from 1500 square feet to 3000 square feet and the prices range from the \$170,000 to \$300,000's. The added bonus of the residents being all mature adults (55+) adds to the camaraderie of the community and friends are easily made here.



Resort Style Living

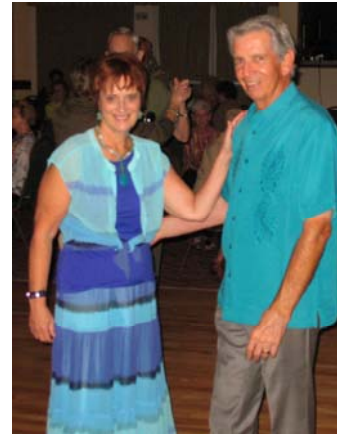


Homeowner Control and Management.

BellaVita is a gated and deed restricted community under the management of a corporate charter and facilitated by a homeowners' board of seven directors elected for 2 year terms by the homeowners. This board is guided by the Declarations of Covenants, Conditions and Restrictions attached to the homeowner deeds and utilizes a professional and nationally recognized management corporation for management and financial support. This management company also assists in the operation of the architectural committee which functions to maintain the harmony of the community aesthetics outlined in the Covenants.

Operation of the community is enhanced by a number of committees including: Architectural Review, Awards, Clubhouse, Communications/Block Captains, Community Relations, Elections, Facilities, Finance, Grounds, and Nature Reserve.

In addition, social clubs/groups arrange the activities, events and projects for BellaVita. Belles Club (the woman's group), Men's Club, That's Entertainment Club (TEC) and the Veterans Organization meet once a month. All residents are welcome to attend.



A monthly "calendar of events" is produced by an Advisory Committee and may include activities such as the following: Art, Bible Study, Book Review, Bingo, Bowling, Bridge, Bunco, Canasta, Choir, Dancing, Dominoes, Exercise, Line Dancing, Mah-jongg, Movie Nights, Poker, Pot Luck Lunches, Sewing, Spades, Water Aerobics and Yoga. Dining Out is once a month on Monday. The "Getaways" group arranges day trips every other month and generally uses buses for convenience. Others organize extended trips and cruises a couple times per year. Adult guests and grandchildren are welcome for designated activities and events.

Monthly Fees and Your Home:

The 2014 Mandatory Monthly Maintenance Fee is \$222.00 and Includes:

- Front Yard Service: Mowing, Trimming, Fertilizing and Disease Control
- Comcast Basic Cable
- Security System Monitoring
- Limited Sprinkler System Maintenance in Front and Back Yards.
- Exterior Home Painting Every 8 Years
- Front Door Maintenance Every 2 Years /as Needed
- Clean Front Gutters as Needed
- Full usage of the Clubhouse and its amenities

Monthly Assessment & Expenses.

The BellaVita home assessment is adjusted by the board annually. Part of the monthly dues is deposited into a reserve account for maintenance of the spacious common property and facilities. A significant portion of the assessment is dedicated to the maintenance of homeowner property. The below graphic outlines the general allocation of the maintenance dues.

ALLOCATION OF EXPENSES

