

# Homeowner Guide

## Sunterra in Katy



### Schools

**Katy ISD**

6301 S. Stadium Ln.  
Katy, TX 77494  
281-396-6000

**Bryant Elementary School**

29801 Kingsland Blvd.  
Brookshire, TX 77423  
281-234-4300

**Katy Junior High School**

5350 Franz Rd.  
Katy, TX 77493  
281-237-6800

**Katy High School**

6331 Highway Blvd.  
Katy, TX 77494  
281-237-6700



### Utilities

**Gas/Electric:  
CenterPoint®**

P.O. Box 4981  
Houston, TX 77210  
713-659-2111  
800-752-8036  
[centerpointenergy.com/en-us/](http://centerpointenergy.com/en-us/)

**Water/Sewer/Trash:  
Waller County MUD 37**

1621 Milam St., Fl. 3  
Houston, TX 77002  
281-290-6500

**Phone/Internet:  
Xfinity®**

855-870-1311  
[Xfinity.com](http://Xfinity.com)



### Library

**Katy Library**

5414 Franz Rd.  
Katy, TX 77493  
281-391-3509



### Post Office

5701 4th St.  
Katy, TX 77493  
800-275-8777



### Police

**Katy Police Dept.**

5456 Franz Rd.  
Katy, TX 77493  
281-391-4848



### Fire

**Katy Fire Station #1**

1417 Ave. D  
Katy, TX 77493  
281-391-3500



### Taxing Authority

**Waller County Tax Assessor**

730 9th St.  
Hempstead, TX 77445  
979-826-7620

**Tax Rate:** 3.65% of the appraised  
value of the property\*



### Homeowner's Association

**Sunterra Property  
Owners Association**

11000 Corporate Centre Dr.  
Ste. 150  
Houston, TX 77041  
713-329-7100

**HOA:** \$800/yr.

\$200 Home Alarm Monitoring

**Paid at Closing:**

\$400 Operating Fund Cap  
Fee (50% of Base Annual  
Assessment);

\$200 Reserve Fund Cap  
Fee (25% of Base Annual  
Assessment);  
\$266.67 Administrative Fee  
(1/3 of Base Annual Assessment);

\$220 PMG Transfer Fee;  
\$200 Adopt-A-School  
Reserve Fund



### Property Management

**Principal Management Group  
of Houston (PMG)**

11000 Corporate Centre Dr.  
Ste. 150  
Houston, TX 77041  
713-329-7100

**Contact:**

James Skinner  
Community Manager  
713-329-7100  
[j Skinner@pmghouston.com](mailto:j Skinner@pmghouston.com)

888-KB-HOMES | [kbhome.com](http://kbhome.com)

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\*Real estate taxes for homes are determined by multiplying the annual local tax rate by the appraised value of the property, which value may not be the purchase price of the property. It is advisable for buyers to contact the local tax assessor's office for the most current information as it is subject to change.

