



Quick Start Guide



Welcome to Escala Hills, where building your custom home is a seamless experience.

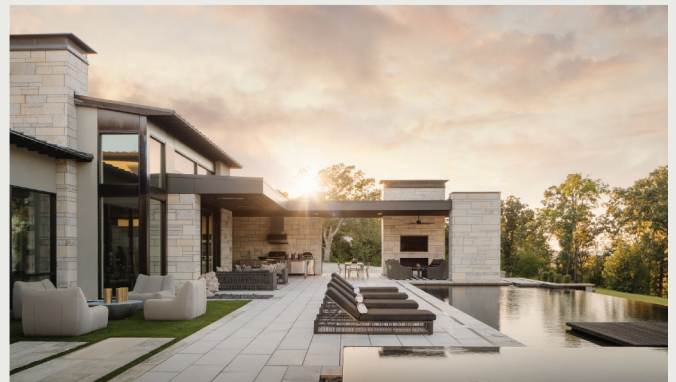


COMMUNITY FEATURES

- ◆ 30 - 1+ Acre Lots | Ranging 1 – 1.6 Acres
- ◆ 60 Acre Community Footprint
- ◆ Monument Entrance
- ◆ Private Hiking Trails
- ◆ Communal Common Areas
- ◆ 2 Pickleball Courts
- ◆ 11 Miles to Downtown Austin
- ◆ Austin ISD

HOA, JURISDICTION & TAX

- ◆ HOA Fees - Estimated \$169/month
- ◆ Community Operating Capital & Landscape Maint.
- ◆ Community Reserves Fund
- ◆ HOA Management - Rowcal
- ◆ Travis County ETJ
- ◆ Tax ~1.56% (subject to Travis County effective rates)



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UTILITIES

- ◆ Water - West Travis PUA / 16" Waterline
- ◆ Gas - Buried Propane Permitted (1,000–1,500 gal)
- ◆ Electric - PEC / Buried Powerlines
- ◆ Internet - Spectrum
- ◆ Sewer - Septic / Drip Irrigation

CR&R HIGHLIGHTS

- ◆ Minimum Home Size - 3,500 sq ft
- ◆ Impervious Coverage - 25%
- ◆ Architectural Review Committee approval required
- ◆ 1st Story - 18 ft height limitation
- ◆ 2nd Story - ACC committee approval required
- ◆ Buried propane tanks only
- ◆ Fences not to exceed home's street-facing build line
- ◆ Paver stone driveways required



BUILDING REQUIREMENTS

- ◆ Architectural Committee approval required
- ◆ Minimum required elevation materials
- ◆ Build must commence within 2 years of lot purchase
- ◆ Outside builders subject to application & approval



**Reference official CC&R & HOA Operating Manual for full details.
All notes are provided as reference points; all operating agreements and restrictions should be read in entirety for comprehensive details.