

Looking for a Home at The Shores

Welcome to The Shores! We're so glad you're thinking of moving here. You'll love the close knit community, opportunities to network with neighbors and proximity to all you could need in Denton. Here are some helpful tips.

You can find homes for sale at The Shores via Real estate listings, Mhville.com, newspaper ads, The Shores Newsletter. You may also call or send an email to management to request a newsletter and any information about The Shores.

Email info@Theshorestx.com

Rent varies based on the location and size of your lot. We do not provide utilities. You select and contract for your own.

The Shores is a privately owned and operated property. It is a residential neighborhood for those age 55 and older.

The Fair Housing Act allows this restriction by age. It states that we must prove that 80% of the homes have one person age 55 or older residing there. It also states no children are allowed. A child is someone less than age 18.

20% of our homes are not required to have a person 55 or older in residence. No children can live at The Shores.

All Homeowners and anyone that lives at The Shores must complete an application and pass a back ground check. The Shores pays for the back ground check and is quickly completed by a third party- secure company. In no time at all- you can be approved for residency at The Shores.

All homes are privately owned and lived in by the homeowner. There are no VRBO's, subletting or rentals allowed. You will negotiate and purchase your home directly from the homeowner or their representative (Real Estate Agent). The Shores does not sell or represent any homeowners in the sale of their home.

- 1)** Select your home.
- 2)** Make sure you read through the guidelines-available on this website.
- 3)** Complete an application and back ground check.
- 4)** When you have been approved for residency at The Shores- you are clear to complete your transaction of purchasing your home.
- 5)** Contact the manager to Sign your lease and get your mail box key and gate fob.

Welcome Home to The Shores!

Welcome Home- welcome to the relaxing lake life. We can't wait to see you at The Shores!! When you first move in you will need to know a few things. Hopefully this will make your move a smooth and pleasant one.

Here is your new property address:

Your Name
5200 Lake Shore Lane, #Lot number
Denton, TX 76208

Helpful Phone Numbers

Park Manager -On Site940-381-0849

Brooke Modene (Operations Manager/ Bookkeeper... 972-514-9162

Fire Department, Police911

CSWR-Texas Utility Operating Co. (water).....903-429-3008
www: CSWRtexaswateruoc.com

TXU Electric.....1-800-242-9113

Power to Choose (Pick your own power provider)....1-866-797-4839

Frontier Communication.....1-800-921-8801

Spectrum.....1-855-712-5074

Garbage Pick-up Frontier Waste Solution.....940-222-1186

Denton County Animal Control.....940-349-1600 ext. 9

Lot

Definition of your homes sides- Front-is the part that is closest to the parking area. Back-is where your back door is. The end of your home is the area farthest from the parking.

Lots at The Shores vary in size and lines. In general the width of your lot extends 5 feet out from the side of your home where the backdoor is. This gives you the required fire exit from your home and allows for maintenance for that part of your home. All other activity should take place in your front yard on the entry side of your home. This makes everyone's front yard private and separate. Your front yard extends to within 5 feet of the next home. Rent varies based on the location and size of your lot. You select and contract for your own utilities.

Utilities

The Shores does not provided any utilities. Vendors can be contacted through the available listing on our phone list (above).

In Texas, **electricity** can be contracted for through the company of your choosing. Each company has different costs and programs. Check with your neighbors about who they are using- great opportunity to meet the neighbors.

Power to Choose (Pick your own power provider).....1-866-797-4839

Water is provided by CSWR -Texas Utility Operating Co. 903-429-3008. You review their website and request to be added to their alert system via their website.
www: CSWRtexaswateruoc.com

This is private water company, we are not covered by the city of Denton for water/usage.

Internet

Frontier Communication 1-800-921-8801

Spectrum 1-855-712-5074

Trash

Trash pick-up services are available through Frontier Waste Solutions 940-222-1186 .

They will provide you with a can upon contracting if additional are needed. Please store these out of view behind your porch or behind the home. On trash day place the containers on the curb, not on the grass. You will need to schedule your own bulk days through the service.

If you have any questions or concerns regarding your move or life here at The Shores, please feel free to contact our manager.

Welcome Home- we're glad you are here!