OFFICIAL NEWSLETTER OF THE SUMMERWOOD COMMUNITY ASSOCIATION, INC.

Modifications to the Exterior of a Summerwood Home Require Approval

In large communities, such as the Summerwood Community Association, the bylaws support the creation of an Architectural Review Committee (ARC) formed to oversee architectural standards and to ensure that exterior modification requests are handled in a timely manner. The goal is uniformity throughout the community. Our association's governing documents require approval before a homeowner may make a physical improvement or modification to the exterior area of the resident's property. Such improvements and modifications are regulated by the association's architectural standards. Administering the architectural standards and the application/approval process are tasks which are performed by the association's architectural committee with oversight from the HOA's Board of Directors.

When planning to make a physical improvement or modification to the exterior area of a residential property you should submit an Exterior Modification Request (EMR). This information is submitted to the Summerwood Architectural Committee which is made up of residents. Their task is to ascertain that the modification request follows the Summerwood Architectural Guidelines. The guidelines can be found at www.summerwoodlife.com under Resident Information, on the Crest website https://www.crest-management.com under Governing Documents, or you may contact Marissa at marissa@crest-management.com for assistance with your application.

Summerwood Fencing Standards

A residents must submit an Exterior Modification Request (EMR) when replacing a fence and include a plot plan with the location of the fence you are replacing drawn on it, a picture, detailed drawing, or brochure of the fence, a list of materials being used, and any additional pictures or information you wish to include. When replacing a fence with a rot board, six foot fence pickets must be trimmed at the bottom to insure that the fence will be 6 feet from the natural ground.

Architectural Fencing Guidelines:

- A. When replacing a fence, it must be of like material and height as originally installed by the builder in order to maintain harmony with the surrounding fences.
- B. Wood fence height shall be six (6) feet unless the originally installed approved builder fence was an alternate height. Wrought iron fences shall be four (4) feet tall unless the originally installed approved builder fence was

an alternate height. Wrought iron fencing must be painted black.

- C. Rot boards are permitted; however, the overall fence height, including the rot board, may be no taller than six (6) feet measured from the natural ground.
- D. Wood fences on a lot lines common with neighboring lot lines shall be installed as a good neighbor fence. Owners sharing the good neighbor fence shall each be responsible for maintaining or repairing the side of the fence facing their lot. An owner may not remove any section(s) of the good neighbor fence without express written permission of the neighboring owner(s) and upon approval from the ARC and / or the HOA Board.
- E. Wood fences are to be constructed with #2 cedar or treated pine1"x6"x6" pickets and two 2"x4" railings or better. No used material is allowed.
- F. Front and street side fences visible to the public shall have the finished side out. All fencing facing major thoroughfares or collector streets as indicated by the ARC shall have a continuous 2"x6" cedar cap as installed by the builder.
- G. Gates shall be thirty six (36) inches to forty two (42) inches wide. Double gates are not permitted. Scrollwork and/or ornate latches or handles are not permitted. Latches and handles must be black.
- H. Bottom portion "puppy bars" or "puppy panels" are permitted wrought iron fencing). Puppy bars / panels include the addition of one wrought iron bar with additional vertical bars attached. Puppy bars / panel may not contain decorative elements and must match the iron fence as close as possible. No mesh is permitted along fencing.
- I. Fence Paints, Stains, or Tinted Sealants: In order to prevent inconsistent color matches with the fences throughout the community, the application of any paints, stains, or tinted sealant is prohibited on any lot fencing. By prohibiting the application of any painted, stained, or tinted product, the fences maintain a harmonious and consistent appearance throughout the community. Clear sealant is permitted.
- J. Prohibited Fencing: Vinyl, chain link, and wire fencing shall not be permitted. Diagonal and horizontal fencing is not permitted. Lattice fencing is not permitted.
- K. Prohibited Accessories: No items are permitted to be attached to a fence, including but not limited to, hanging baskets, iron or metal décor, hose reels, etc. No decorative elements are permitted on wood or iron fences, including but not limited to, initials, symbols, words, lattice, cutouts, etc.



IMPORTANT NUMBERS

MANAGEMENT COMPANY

Crest Management	281-579-0761
	www.crest-management.com
17171 Park Row Su	uite 310, Houston, TX 77084

EMERGENCY NUMBERS

Emergency Situations	911
Constable - Precinct 3	281-427-4791
Houston Fire Station #10514014 W.	Lake Houston Pkwy
Н	
South Lake Houston EMS (Dispatch)	281-459-1277
Dead Animal Pick-Up (Precinct 1)	
Animal Control	
After Hours	281-221-5000

UTILITY SERVICE NUMBERS

Public Utility Commission Consumer Hotlin	ie 888-782-8477
Entouch Systems	281-225-1000
(Telephone, Cable, Alarm Monitoring)	
AT&T	800-288-2020
CenterPoint	713-659-2111
Reliant Energy	713-207-7777
MMIA (Water District Operator)	281-651-1618
Garbage Pick-Up	
MUD 342 & 344 (Republic Waste)	281-446-2030

SCHOOLS

Summerwood Elementary	281-641-3000
Lakeshore Elementary	
Post Office	
4206 Little York, Houston, TX 77078	

MUD 361 (Wast Management)......1-800-800-5804

NEWSLETTER INFO

EDITOR

Article Submissions......protexan@entouch.net

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CONTACT INFORMATION

CONTACT INFO FOR CREST MANAGEMENT

The Property Management Company for Summerwood

Onsite Hours:

Residents Club Central 14111 Summerwood Lakes Drive Houston, TX 77044 Wednesday and Friday 1:00 p.m.- 6:00 p.m.

Saturday 9:00 a.m.-1:00 p.m. Jennifer

On-Site Community Manager 281-225-2786

JenniferD@Crest-Management.com

Contact Jennifer for property maintenance issues, clubhouse rental, contractors, pool bands, fobs etc.

Keni Lifestyle Director 281-225-2786

Keni@Crest-Management.com

Contact Keni for community events, event sponsorships, social media related items, website issues

Laura

Community Accountant 281-945-4639

laura@Crest-Management.com Contact Laura for payment and accounting matters

Marissa

Assistant Portfolio Manager 281-945-4623

Marissa@Crest-Management.com

Contact Marissa for deed restrictions, architectural control matters, and general information

CJ

Portfolio Manager 281-945-4655

CJ@Crest-Management.com Contact CJ for board related matters

Crest Management's main office number is 281-579-0761 The hours of operation are Monday thru Friday from 9:00 a.m. to 5:00 p.m.

Please visit www.crest-management.com

Residential Consideration Requested in Keeping Summerwood Streets Free of Routinely Parked Vehicles

The Summerwood Community is vibrant, thriving, and choc-full of residents who want a healthy community, their home values maintained, and their streets safe. Most want a community that is well maintained and free of hazards within the neighborhood. Summerwood's Covenants, Conditions, and Restrictions provides guidelines that serve to meet those ends; however, being a good neighbor and community member is not necessarily guided by rules. A sense of personal responsibility and consideration of others is equally beneficial.

Although our residential streets are public, street congestion due to routinely parked personal vehicles, vans, trucks, trailers, boats, and other vehicle types that impede traffic flow or interfere with accessing our garages and driveways is hazardous. Additionally, the safety and security of street parked vehicles is compromised due to the possibility of theft, damage, or vandalism. The potential for obstructed visibility that leads to collisions and injury also increases when vehicles occupy both

sides of a two-lane residential street.

Most importantly, emergency vehicles such as fire and emergency medical services require a minimum of thirteen (13) feet to safely and efficiently traverse the two-lane neighborhood streets in order conduct the life-saving missions with which they are charged. Street parking can adversely impact the ability of the aforementioned agencies to provide the vital community services required when life or property are unexpectedly threatened by unforeseen and often unpredictable events. Having unimpeded access to a residence could make the difference in the outcome of an emergency event. When life and/or property are threatened, time is of the essence.

Let us all work together in the spirit of neighborliness and consideration for others to keep Summerwood the unencumbered and beautiful community that it is intended to be. Please make an earnest effort to keep our community safe by keeping your vehicles off the street.





Summerwood Residents FREE Document Shred Event

For Whom: Residents of Summerwood Sponsored by: Harris County MUD No. 342 Harris County MUD No. 344 Republic Services

When: Saturday, April 11, 2020

Time: 9:00 a.m. until Noon (or until the truck is full)

Location: Summerwood Central Clubhouse 14111 Summerwood Lakes Dr.

Instructions: The car line will be going one way. Pull your car into the line. Please no walk ups. When you reach the Stericycle Truck someone will take your boxes/bags of paper documents, place the documents into the cart, and will return the boxes and bags to you. The event will begin at 9:00 a.m. and run until Noon or until the truck is full. The Stericycle Truck has a maximum capacity of 7 tons.

Acceptable Items Include

- All paper products such as notebook paper, magazines, tax documents, newspapers, paper folders, etc.
- All metal you can easily bend with your fingers is acceptable (staples, paper clips, thin metal brads in paper folders)

Unacceptable Item Include

- NO Three-ring binders or binder clips (these items are a fire hazard for the shredding machine)
 - NO Wet paper
- NO Hard drives, CD's or disks of any kind, video tapes or film reels
 - NO Cardboard boxes or other cardboard items
 - NO Plastics





Stingray Swim Team Information

The Summerwood Stingrays is a summer-league swim team for swimmers ranging from five to eighteen years of age. The season runs from May through June and the swim meets are held at either the Summerwood Central Pool or at the pool of the host team.

Registration for the 2020 season will begin in March. Visit our website smwstingrays.swimtopia.com for additional updates.

Ways to Protect Your Home and Property

While the Harris County Precinct 3 Office of Constable Sherman Eagleton strives to promote a strong presence in your community by implementing neighborhood checks, vacation watches and traffic initiatives, we also rely on joint efforts to combat criminals who prey on easy targets such as unsecured vehicles and homes with little to no video monitoring equipment. Over the past few months, the neighborhood has experienced car burglars who target vehicles that are either unlocked, or have valuables in plain view.

Many of the items reported stolen have largely been three things, wallets, laptops and handguns. We can no longer assume that these valuables are secured, just because they are in a glove compartment or under the seat. Criminals know where to look for these items. During an event that results in a burglary of a motor vehicle (BMV), we rely heavily on residents who have serial numbers for all valuables that can be traced. Furthermore, video surveillance acts as our greatest investigative tool. If you do not have an outdoor surveillance camera, notify your contract deputy on duty, and they can help guide you as to what equipment best suits your needs.

We thank you for being great supporters of your contract units and ask that you attend monthly crime watch meetings to hear how we are combating crime and provide your feedback on how we can improve our efforts together. We look forward to actively ensure a safe and secure environment for all.

Lt. Evans

Harris County Precinct 3 Constable Office



Summerwood Key Card or FOB

Do you need to access the clubhouse or the Lakeview Park? Do you want to make use of the exercise room in the Central Clubhouse? Do you need access to the splash pad or the pool? Would you like to check out the tennis courts or take a turn at playing pickleball? If so, be sure you bring your key card or FOB!

How do you gain access to these amenities? You must have a key card or FOB and be a resident in good standing. Summerwood residents can purchase or replace their key card or FOB by stopping by Residents Club Central office located at 14111 Summerwood Lakes Drive. You can also pick up your pool wrist bands at the central office.

Office Hours Wednesday and Friday-1 p.m. – 6 p.m. Saturday 9 a.m. – 1 p.m.



March Summerwood Activities

Community Sponsor Recognition

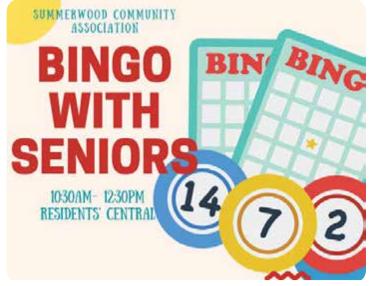
We would like to thank McDonalds Summerwood for partnering with the Summerwood Community Association. Last month they stopped in at Coffee with Seniors and brought their delicious pies. Thank you for your sponsorship!



Bingo with Seniors

Monday, March 9, 2020, from 10:30 a.m. - 12:30 p.m. Residents' Central

Hey, senior residents! Join us for Bingo, snacks, and some serious fun (Residents ages 55+). We will meet the second Monday of every month at 10:30 a.m. - 12:30 p.m. at Residents' Club Central, the main clubhouse. Let's get ready to BINGO!



(Continued on Page 6)

"March Summerwood Activities" (Continued from Page 5)



Coffee with Seniors

Monday, March 16, 2020 from 10 a.m. - 12 p.m. Residents' Central

Senior residents! Join us for coffee, donuts, and fellowship (Ages 55+). We will meet the third Monday of each month at 10 a.m. at the main clubhouse. Coffee will be

generously provided by Starbucks of Summerwood. Hope to see you there!

Spring Festival

Saturday, March 28, 2020 from 10 a.m. - 1:00 p.m. Club Summerwood

Spring has Sprung! Join us for Summerwood's Spring Festival Vendor registration available via Eventbrite.



Looking ahead to the Spring Garage Sale

Saturday, April 4, 2020 from 8:00 a.m. - 1:00 p.m.

Register your home below:

https://gsalr.com/n/summerwood-community-association-houston-tx



Keni, Lifestyle Director Crest Management Company







Lifeguards (Ages 15+)

If you're 15 or older and looking for a great summer job or challenging career that's in demand, the American Red Cross Lifeguarding program with Sweetwater Pools, Inc. is the best place to start. Lifeguarding lets you work as part of a team to help people safely enjoy the water. You could even save a life! Course dates: www.tinyurl.com/swpcertifications

Apply Today! www.tinyurl.com/SWPPreApp

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Sweetwater Pools 281-988-8480 www.sweetwaterpoolsinc.com

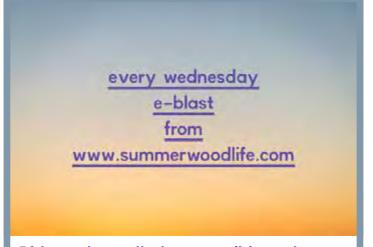


Northeast Water Purification Plant Expansion Project Site Tour

On Friday, February 7, 2020, representatives of the Northeast Water Purification Plant Expansion conducted the first residential site tour. During the tour a photo was taken of the group at the Intake Pump Station on Lake Houston. The tour also included the area around the pipeline and the plant site. There will be a residential tour approximately every quarter, so if you are interested in signing up for the next tour, please contact us at newpexpansion@gmail.com. For more information, please also refer to the Site Tour presentation under Weekly Updates on www.greaterhoustonwater.com.

This expansion is a pivotal part of the conversion from using groundwater to surface water for our drinking water needs. By 2025, surface water must supply at least 60% of our water needs, and by 2035 surface water must supply at least 80% of our water needs. Conservation of groundwater is important in order to avoid increased subsidence which leads to flooding and property damage. For more information please go to www.greaterhoustonwater.com or call 281-520-3777.





Did you know that an email is sent every Wednesday with community updates and information? The Summerwood Community Association Board of Directors has been sending emails out for over 8 months in order to keep homeowners informed of happenings in our community. Please sign up on www.Summerwoodlife.com to receive the weekly eBlasts and stay connected.





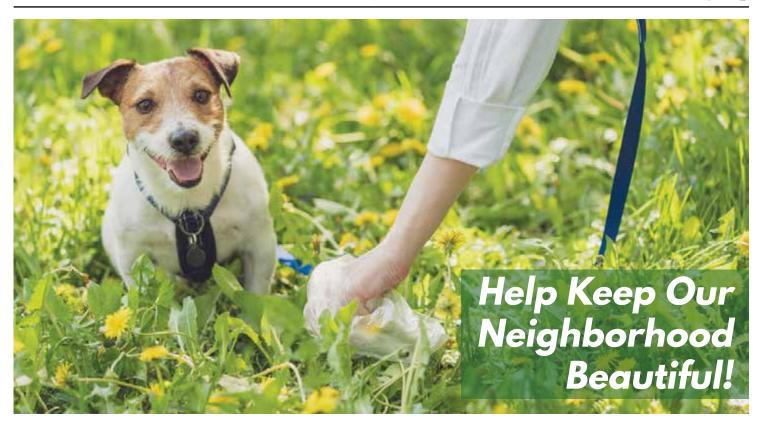


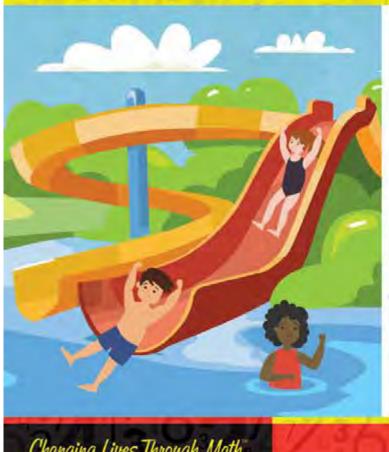
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Contact me today for all of your buying, listing, or rental needs!









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LAKE HOUSTON LADIES CLUB – MARCH MEETING



The Lake Houston Ladies Club's next luncheon will be held on Tuesday, March 17, from 10:00-12:30 at the Walden Country Club, 18100 Walden Forest Drive in Humble, TX 77346. The cost of the event is \$20 per person and includes lunch and entertainment.

This month the club will be entertained by a "blast from the past" with Shake, Rattle and Roll performing their show for us. The group consists of four members, Tavie Spivey, LeAnn Bemis, Brenda Spencer and Debi Comis. These ladies can really sing and perform. Plan to join us for some lively entertainment.

The Lake Houston Ladies Club is a social organization dedicated to connecting women through monthly luncheon meetings and social activities. The club welcomes new members from all surrounding areas. Many interest groups are available including Artsy Smartsy, Hand Knee and Foot, Shooting Club, Scrabble 'N Babble, Movie Group, Mah Jongg, Lunch 'N Look, Supper Club, Mexican Train, Reader's Choice, Tea Time, Bridge, Game Day and Bunco. There are also events during the year that include spouses or significant others. The club is an excellent way to meet new people and make new friends.

Please join us. New members are always welcome. For more information about the club and for luncheon reservations, please go to the club web page at http://www.lakehoustonladiesclub.com or call Karen at 281-900-5584 by Monday, March 9.

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A FOCUS ON PHYSICAL ACTIVITY

Pathway to Improved Health

By Concentra Urgent Care

Being physically active is one of the most important steps you can take to maintain or improve your health. When combined with eating a healthy diet, regular exercise can substantially reduce your risk of chronic disease, prevent weight gain, and improve your overall level of physical and emotional fitness.

HOW MUCH PHYSICAL ACTIVITY DO I NEED?

The U.S. Department of Health & Human Services (HHS) has recently published several recommendations related to exercise:

- 1. Any physical activity is better than no physical activity
- Includes people with disabilities
- Far outweighs the possibility of risk of injury or illness
 - 2. Most health benefits occur with at least 150 minutes a week
- Both aerobic and muscle-strengthening are beneficial
 For most people, additional benefits occur when
- You increase the intensity of your physical activity
- You increase the frequency of your physical activity
- You increase the duration of your physical activity

SHOULD OLDER ADULTS EXERCISE, TOO?

The same HHS guidelines apply, but older adults need to make sure that their fitness level and any chronic conditions allow them to safely perform physical activity. For example, if an older adult is at risk of falling, he should do exercises that maintain or improve his balance.

WHAT IF I HAVE A CHRONIC MEDICAL CONDITION?

If you have a chronic medical condition, you should be under the care of a health care provider. It is important to consult your physician about the type and amount of physical activity appropriate for you.

HOW DO I GET STARTED?

The health benefits of physical activity far outweigh the risks and some activity is better than none. Persons who have not been diagnosed with a chronic condition (such as diabetes, heart disease, or osteoarthritis) and do not have symptoms (e.g., chest pain or pressure, dizziness, or joint pain) do not need to consult with a health care provider prior to starting an exercise program.







Twelve Top Travel Tips When Traveling with Your Pet



Traveling with your pet can be fun and rewarding – especially when you're prepared. In addition to the pet travel "basics" (safely restraining your pet, allowing adequate time for potty breaks, bringing comforting items from home, and so on), several additional

simple practices can help make every trip easier and more pleasant for both you and your pet.

- 1. Schedule a veterinarian visit to insure overall health and current vaccinations. Ask for a health certificate and vaccination records, especially if you're traveling out of state.
- 2. Make sure your pet's identification tags are up-to-date and legible. Also, be sure his rabies tag and vaccinations are current.
- 3. Include your destination address and/or phone number on your pet's tags and cage/crate (if applicable).
- 4. Remember to pack water to prevent dehydration. To help insure

Traveling with your pet convenient feedings bring along a collapsible food bowl.

- 5. Pack all medications and supplements to avoid missed doses.
- 6. Pack a first aid kit to insure readiness in the event of an injury or medical emergency.
- 7. Exercise your pet prior to departure. A tired pet is typically much more amenable to travel. Also, bring a lead or harness to allow exercise during pit stops.
- 8. Feed your pet at least four hours prior to departure to prevent car sickness. If the trip is long, feed a smaller amount that normal at least two hours before you leave.
- 9. Use a travel remedy, if necessary. If your pet is extremely anxious about travel, try a soothing non-prescription calming product.
- 10. Trim toenails to prevent snags and injury, especially if your pet will travel in a cage or crate.
- 11. Cover your car seats to keep them clean and free of hair shed on your trip.
- 12. Know your travel rules and restrictions, especially if you will travel on an airplane.



Easy Ways to Make Your Home Safe

A home should be a sanctuary and a safe haven. You can ensure that you and your loved ones remain out of harm's way in the precincts of your homestead.

To avoid all kinds of accidents you should make it an accident-proof dwelling. It's really simple if you observe specific steps to keep mishaps at bay.

Here are 10 easy ways to make your home safe and secure. These will help you take care and protect yourself, family members and house-guests. Employ these effective tips:

- 1. Keep interiors and exteriors well lit. This is important at nighttime and also in winters when daylight is not very effective. Critical areas that need to be illuminated are the stairs, outdoors and foyers.
- 2. Never leave electrical problems pending at any point. The slightest fluctuation should be attended immediately. Make it a cardinal rule to switch off appliances after use.
- 3. Smoke alarms are a necessity and you must have the very best. Practice regular safety drills with your family to ensure awareness of

procedures.

- 4. Keep ordinary appliances safely as they could be dangerous. Especially with kids around. Make electrical outlets safe by safety plugging and child proofing them. Keep sharp objects like scissors, knives, weapons and match boxes out of reach.
- 5. Ensure locks and bolts on doors and windows are in order and tamper-proof. Keep an eye out for suspicious characters and never invite strangers into your home. Teach your children not to entertain queries from strangers.
- 6. Do not share information about working or school hours. Teach family members to avoid telling people about schedules and routines. Do not put personal information online and never respond to voicemails.
- 7. The risk of accidents goes up when you are getting maintenance or repair work done. Ensure safety and precaution and be prepared to react quickly to accidents or injuries.
- 8. Do not attempt repair work of appliances involving undue risk. Many home accidents are the result of improper tampering with tools like lawnmowers and trimmers.
- 9. Maintain caution when driving vehicles in or out of your home. If you are backing the car up, watch out for children and pets on the road.

Make sure you don't leave stuff on stairs that may cause people to trip and fall. Be watchful when clearing snow from pathways that you do not heap it up in areas where people might walk.



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