



Almanac 2025

Community Life Resource

713 997 2458 | indigo@coherelife.com



What's inside?



- 3 Welcome**
- 4 Utilities**
Important contacts and tips.
- 7 Address Updates**
Where and how to update your address.
- 8 Community Life**
The who, how and why.
- 10 Indigo Foundation**
- 15 History of Indigo**
- 16 Founders Bricks**
- 17 Resident Perks**
Exclusive resident perks in Indigo.
- 21 Mews + Trails**
- 22 Additional Info**
Schools, places of worship, and more.
- 25 Homeowner Tips**
- 26 Responsibilities**
Community Life Team vs. Homeowners.
- 29 Warranties**
- 30 Design Review**
Procedures regarding making changes to your home and yard.
- 31 Resales + Rentals**
- 32 Resident Testimonial**
- 33 Legal**



Congratulations!

Welcome to Indigo—a place to live, to celebrate, and to call home.

We're confident that you'll thoroughly enjoy your new life at Indigo, and we're honored that you are a part of our ongoing story.

As you discover (and create!) your new neighborhood culture and vibrant Indigo lifestyle, we invite you to:

Get involved.

Engage with the community and become one of our pioneer ambassadors to help make our vision a reality. *(See page 9)*

Support your home team.

Participate by providing continuous feedback. *(See page 9)*

Take pride!

Revel in the joy of full bellied living and spread the word.

We've prepared this welcome packet for you—our Indigo Almanac—containing important info and documents that will guide your life here at Indigo. We've also included some community goodies! So step out, show off your new indigo swag, and let us celebrate your arrival. Make sure you've signed up at IndigoResidents.org to get your invite to the next neighborhood mixer!



Utilities

Make sure you get your utilities set up and check to see if everything is working. If your utilities are not set up, here is a list of trusted utility providers in your local area.



ELECTRIC

Power to Choose

Public Utility Commission
of Texas
powertochoose.org



INTERNET

Centric Fiber

Symmetric speeds up to 1G
centricfiber.com
877.342.7270



GAS

Universal Natural Gas (UNIGAS)

unigas-tx.com
281.252.6700



WATER/WASTEWATER

MUD251

281.376.5511



TRASH COLLECTION

Best Trash Service

best-trash.com
customerservice@besttrashtexas.com
281.313.2378

Please find additional trash collection information on subsequent pages.

Know your home.

In case of an emergency, you will need to know where everything is! Make sure to locate where your fuse box, gas valve, and water valve are. Take a look around your house and double-check to be sure everything is working: outlets, switches, and fixtures. And don't forget to set your appliance's clocks.

Trash

COLLECTION

Fort Bend MUD 251-INDIGO: BEST TRASH is your trash and recycling collection provider.
TRASH COLLECTION DAYS ARE EVERY MONDAY AND THURSDAY.
RECYCLE COLLECTION DAY EVERY THURSDAY.

GARBAGE COLLECTION: 65-gallon BEST TRASH provided trash carts (black container with red lid)

RECYCLE COLLECTION: 48-gallon BEST TRASH provided recycle carts (green container)

Please have trash and recyclables out to the curb by 7:00 am.

TRASH COLLECTION

On each regularly scheduled collection day, Best Trash will collect residential refuse located at the alleyway in the Best Trash provided trash cart. Residents are restricted to one Best Trash cart for refuse and are encouraged to confine refuse to the cart, however additional refuse may be placed in containers between 30-50 gallons or bags not weighing over 40 pounds, placed next to the Best Trash provided trash cart. Trash carts must be set out by 7 am on the day of collection. For homes with garages on alleys, carts should be placed on your driveway at the edge of the alley. For homes with garages on streets, your cart should be placed at the curb.

COTTAGES

On each regularly scheduled collection day, Best Trash will collect residential refuse located in the enclosures. Residents are restricted to one Best Trash cart for refuse and are encouraged to confine refuse to the cart, however additional refuse may be placed in containers between 30-50 gallons or bags not weighing over 40 pounds, placed next to the Best Trash provided trash cart. For cottages, your cart will be collected from your trash enclosure on 7 am on the day of collection.

BILLING

Trash service for Indigo Community is arranged by Fort Bend Municipal Utility District No. 251. If you have any questions related to billing of services, please contact Si Environmental, the District operator at 832-490-1600 Monday through Friday 8 am-5 pm.

EXCLUDED ITEMS

Dirt, sod, mulch, rocks, bricks, tile, concrete, tires, batteries, motor oil, cooking oil, sheetrock, insulation, construction debris, waste generated by a private contractor, or any materials or items deemed hazardous materials. **Please do not dispose of gasoline, motor oil, paints, cooking oil, or any other liquid items in a container that are not visible to Best Trash personnel.** If such items result in spillage that causes a stain, Best Trash is not responsible for the cleanup. Best Trash will leave a tag explaining the reason for any non-collected item(s).

Trash

COLLECTION

HEAVY TRASH

Offered every collection day. Items such as appliances, furniture, mattresses will be collected on both service days, the limit is 2 large items per collection day. Carpet (**up to 1 room of carpet, cut less than 4 feet wide, tied in bundles not exceeding 40 pounds**), will be picked up on **both garbage collection days**. By Federal Law, refrigerators, freezers, and any other items containing Freon must be drained of Freon and have an accompanying bill to validate such service was performed.

SPECIAL COLLECTION SERVICE

For more than normal amounts of residential refuse, yard trimmings or bulk items, Best Trash does have the ability to provide a special collection service. For pricing information, please email your district name, address, and several pictures of your items to customerservice@besttrashtexas.com.

RECYCLABLE ITEMS

PAPER (including cardboard), **PLASTICS** (1-5,7), **ALUMINUM** and **TIN** cans and **GLASS** (all colors)

Best Trash takes great pride in our recycle program. Ensuring the best recycle program for our customers takes time and effort on both sides. Please remove caps, liquids and food products from inside the containers. Please only use the provided recycle cart for recyclable materials. The green recycle cart is **NOT** an extra trash container and will **NOT** be emptied as such. If items exceed container capacity, please place them adjacent to the cart well marked as recyclable materials. Cardboard is recyclable, please break down all boxes flat, and place them next to the recycle container for collection.

CART CARE & MAINTENANCE

Best Trash will provide each current residence with ONE 65-gallon trash cart and ONE 48-gallon recycling cart. Best Trash will replace any containers that are defective or otherwise become unusable due to normal wear and tear. Lost or stolen containers can be replaced for a fee by calling Best Trash or emailing customerservice@besttrashtexas.com.

HOLIDAY SCHEDULE

If your regular trash or recycle collection day falls on a holiday (New Years Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, or Christmas Day) the collection will be made on the next regularly scheduled collection day.

Your New Address

Make sure to update your address everywhere!

- ☐ Banks
- ☐ Credit Cards
- ☐ DMV
- ☐ Employers
- ☐ Friends/Family
- ☐ Post Office
- ☐ Voter Registration

Make sure your new address is all set in map apps.

In a brand new neighborhood, Google and Apple maps may need a nudge to make sure your address is correctly accounted for.



SETUP IN GOOGLE MAPS

1. Open the Google Maps app
2. Enter in your address
3. Select “add missing place”



SETUP IN APPLE MAPS

1. Open the Maps app
2. Enter in your address
3. Scroll down, select “report something missing,” and move pin to desired location



Community Life

The Cohere Community Life Team will manage the day-to-day resident experience in Indigo. We're available to answer community-related questions that you might have about topics like assessments, governance, resident events, and programming.

CONTACT US:

Community Life Team

indigo@coherelife.com

713.997.2458

First things first!

1. Set up your **resident account** at IndigoResidents.org
2. Make sure to grab your **mailbox key** from the Community Life Team



Get Involved

There are many ways that you can get involved with the Community Life Team. We encourage you to reach out and get to know your neighbors and community!

CLUBS

Log onto IndigoResidents.org to check out clubs, or email indigo@coherelife.com to start one of your own!

VOICES OF INDIGO

Let the Community Life Team know if you are interested in discussing the future of Indigo with the developers at Meristem Communities.

INDIGO FARM

Learn more about the managers of Indigo Farm at Agmenity.com, and email IndigoFarm@agmenity.com to see how you can get involved.





INDIGO


Foundation

Community is a precious resource, and one that doesn't just happen. While it might begin with the place itself, genuine community is forged by people who choose to reside and establish roots in Indigo. With the support of the non-profit Indigo Foundation, this sense of community is nurtured and cultivated over time.

The **Indigo Foundation** will be a catalyst and foster an inclusive community through the creation and support of programs, activities, and services that appeal to the diverse interests of those who have chosen Indigo as their own.



indigo
FOUNDATION



We're serious about community and have established the Indigo Foundation and its funding source, in perpetuity, through a Community Enhancement Fee contributed to by builders, future residential re-sales, and our commercial tenants in Indigo Commons.

The Indigo Foundation will be managed by its Board of Directors, focused on inclusive governance, open communication, adaptability, and the development of overall community resilience— all while managing our community resources with a culture of stewardship and respect. True community flourishes in neighborly connections, and Indigo was purposefully crafted as a human-centric community to assure that this sense of care can thrive for generations.

INDIGO Foundation

INDIGO COMMUNITY FOUNDATION PREAMBLE

“While the connections of people to nature and people to place are important, I believe the connection of people to other people is the most important. Only when people come together can they truly understand what they have in common, and then together explore how much is actually possible.”

—David Sim, Soft City

While the built environment is absolutely the foundation of cultivating community, more can—and must—be done to foster civil relationships when a new town is instantly manufactured on a former farm field. This covenant establishes some of the structures intended to facilitate this important work, while remaining flexible enough to allow further generations to evolve its strategies to meet the needs of the future community.

Community is a precious resource, not to be squandered or ignored, but to be stewarded with thought and care. There is no more impactful act than choosing where and with whom one lives. By deciding to live, work or play in Indigo, you’ve signaled your desire for something different.

Be curious, not judgmental. Don’t be lazy; put in the work. Avoid the status quo, the lowest common denominator and the path of least resistance. Above all else, BE NEIGHBORLY.

The Foundation recognizes its responsibility in the cultivation of neighborly community and makes the following assurances:

- to foster a system of INCLUSIVE GOVERNANCE
- to have regular and OPEN COMMUNICATION
- to drive civic ENGAGEMENT
- to RESPECT each individual and likewise earn its return
- to intentionally foster DIVERSITY
- to support the development of RESILIENCE
- to retain ADAPTABILITY
- to manage community resources with a culture of STEWARDSHIP

INDIGO Foundation

INCLUSIVE GOVERNANCE

“We need cities that will be conditions of life, of full and free and unfragmented lives, not cities of discretion and domination; we need walls that welcome and shelter, not walls that exclude and oppress.”

—Peter Marcuse, 1994

Without input from all, all cannot be served. And all must be served in order to create a thriving community. In Indigo, the concept of “community member” is not limited to “homeowner” as there are many other significant members that contribute to the framework of a vibrant community.

This place was designed for humans. Here, cars, capital and corporations are tools for improving human life, not the primary stakeholders themselves. This Foundation provides the appropriate voice to each stakeholder, with a special emphasis on providing real representation to those to whom it has historically been denied.

OPEN COMMUNICATION

“The roots of a lasting relationship are mindfulness, deep listening and loving speech.”

—Thich Nhat Hanh

Critical to any relationship, but especially relationships between organizations and people, open communication fosters a willingness to work together; transparency builds trust. The most successful teams function in an open and trusting environment where vulnerability and risk taking are valued skills. Mistakes will be made, lessons will be learned and the community will be enriched. All the while, thoughtful communication builds the foundation of trust on which relationships stand. This Foundation commits to deeply listening to its community members and regularly and freely communicating information in multiple formats.

ENGAGEMENT

“Cities have the capability of providing something for everybody, only because, and only when, they are created by everybody.”

—Jane Jacobs, The Death and Life of Great American Cities

YOU are Indigo. Without YOU, this place will not become what is hoped and dreamed by many. All Indigo community members benefit from the sense of community developed here and each has a duty to engage in the civic and community life within Indigo. If you have suggestions, be prepared to do the work to realize them!

INDIGO Foundation

RESPECT

“If we could but recognize our common humanity, that we do belong together, that our destinies are bound up in one another's, that we can be free only together, that we can be human only together, then a glorious world would come into being where all of us lived harmoniously together as members of one family, the human family.”

—Bishop Desmond Tutu

By starting with our common ground as humans, conflict will not be avoided, but can be worked through successfully. Giving the benefit of the doubt encourages reciprocity, which is a primary foundation of human community. When we afford each other the dignity of not being treated as “other” it becomes so much easier to honor our neighbors with our actions.

DIVERSITY

“A lot of different flowers make a bouquet.”

—Islamic Proverb

Community is the amalgamation of many into one and each person contributes to this tapestry. Everyone has something to share with their community. From the youngest child, to the most experienced elder; from the property owner to the renter (to the couch surfer); immigrant to 7th generation Texan; chef to accountant; introvert to extrovert; every life stage, skin tone, ability, orientation, gender identity; each uniquely lived experience holds valuable input for evolving this community. There is vibrance and richness in diversity.

RESILIENCE

“The ability of a system and its component parts to anticipate, absorb, accommodate, or recover from the effects of a hazardous event in a timely and efficient manner, including through ensuring the preservation, restoration, or improvement of its essential basic structures and functions.”

—IPCC

While resilience is often discussed in environmental terms (and what a great teacher natural systems are!), all systems, including human communities, can be measured in this manner. How must a community be physically built and relationally organized to weather the storms and stresses of today as well as the future? From individual resident financial resilience, to flood management, to community energy access, there are myriad ways we must build resilience in Indigo.

INDIGO Foundation

ADAPTABILITY

**“It is the not the strongest of the species that survives,
nor the most intelligent that survives.
It is the one that is most adaptable to change that survives.”**
—Chuck Darwin

Change is the only constant and therefore the built environment and its governance must be designed and developed in a manner that allows for future evolution. Too often the great experiment of the American suburb has been designed in a rigid and sterile format that does not allow for adaptation. Creating flexible governance methods and designing the built environment in a manner that allows (and even encourages!) iteration are critical pathways to long-lasting and healthy communities.

STEWARDSHIP

**“The Peacemaker taught us about the Seven Generations.
He said, when you sit in council for the welfare of the people,
you must not think of yourself or of your family, not even of your generation.
He said, make your decisions on behalf of the seven generations coming,
so that they may enjoy what you have today.”**
—Oren Lyons (Seneca) Faithkeeper, Onondaga Nation

Land and its natural systems are incredible resources that ought to be well-stewarded. With thoughtful and holistic planning, these resources can be protected and even regenerated. As a part of valuing these natural systems, we must also honor the human resources that exist in our community. Human energy is a powerful tool and its potential impacts should not be wasted. Finally, this Foundation should consider the lifecycle costs of all investments, ensuring that they are sustainable over time and will not create future financial burdens for the community.



History of Indigo

Fort Bend County has always been abundant with culture. Due to the area's vast array of natural resources, the land Meristem Communities chose for its full bellied style of living for the Indigo community has historically been in high demand. Settled first by Indigenous peoples, the land was once owned by an Old Three Hundred original, the first Fort Bend County judge, the State of Texas, and a variety of fascinating characters in between. The land and its natural systems are incredible resources that ought to be well stewarded. With thoughtful and holistic planning, these resources can be protected and even regenerated.

A very special thank you to the Fort Bend Museum, especially Erika Isham, Education and Engagement Coordinator, and Makenzie Uwe, Exhibits Coordinator, for their thoughtful research and commitment to curiosity and learning about the past which is very present today.



Scan to learn more about the history of the land.



Founders

BRICK PROGRAM

At Indigo, we celebrate the unique stories and connections that make our community truly special. The Founders Brick Program is your chance to leave a lasting mark, symbolizing your role in shaping the heart of Indigo. Whether it's your family name, a meaningful date, or a favorite phrase, your personalized brick will become a cherished part of our shared legacy, inspiring generations to come.

SUBMISSION GUIDELINES

CHARACTER LIMITS

Each line can contain a **maximum of 15 characters**, including spaces and punctuation.

ACCEPTABLE CONTENT

Last names or family names (Smith) or first names (Jerry and Sarah) in resident desired language.

HUSAIN

REVIEW PROCESS

All submissions will be reviewed for adherence to guidelines. **You will be contacted if your submission requires changes.**

HOW TO SIGN UP

Visit indigoresidents.org/founders-brick-form and complete the form with your preferred text for engraving. Submit your request by the deadline to ensure inclusion in the first ceremony.

If you have questions or need assistance, please contact indigo@coherelife.com. We look forward to celebrating your unique contribution to our community.

*By submitting your engraving request for the Founders Brick Program, you acknowledge and agree that the bricks are permanent installations in the community. **Once installed, bricks cannot be removed, altered, or exchanged for any reason.** Please review your submission carefully, as all approved text will be final.*

Thank you for understanding and contributing to this lasting legacy!

Perks

AMENITIES MAP



Legend

- | | | | |
|------------------|-------------------|-----------------------|-------------------|
| 1 Indigo Commons | 6 Playground | 11 Bullhead Park | --- Site Boundary |
| 2 Indigo Farm | 7 Outdoor Kitchen | 12 Kayak Launch | IndiGolf Hole |
| 3 Orchard | 8 Zen Garden | 13 Wetlands | |
| 4 Dog Park | 9 Labyrinth | 14 Habitat Island | |
| 5 Bocce Courts | 10 Boulevard Park | 15 Envoy EV Car Share | |

THIS PLAN IS CONCEPTUAL IN NATURE AND MAY CHANGE WITHOUT NOTICE. THIS DOCUMENT IS NOT FOR CONSTRUCTION, PERMITTING OR REGULATORY PURPOSES.

Map not to scale. Actual development may vary from developer's vision. No guarantee can be made that development will proceed as described. Updated June 2025. © 2024-2025 Meristem Communities.



Perks

PLACES FOR PEOPLE



COMING SOON

The Filling Station

The Filling Station, inspired by 1930s gas stations and the classic general store, will be the first retail offering at Indigo Commons, and includes a general store and café with plenty of relaxed indoor and outdoor seating, and a bar serving craft coffee in the mornings and wine and beer in the evenings.

COMING SOON

Indigo Commons

People want places to walk, to connect with others, and to enjoy a casual eatery right in their community.

Indigo Commons will be home to local merchants, places to eat, and includes a large community plaza for hosting events, markets, live music, and more. Because of our intimate scale, most of the homes in Indigo will be within a ¼ mile walk of Indigo Commons.

Are you or someone you know interested in owning your own shop, in a brand new building that fits your business needs perfectly? Perhaps you want a place that has areas for you to test your new business in the market. Or a kid entrepreneur that wants to bring their ideas to life. Visit IndigoCommons.com to learn more about our collection of retail spaces available for purchase.





Want to get involved with Indigo Farm?
Contact IndigoFarm@agmenity.com

Indigo Farm

Indigo has set aside 42 acres dedicated to sustainable agriculture, which welcomes residents to get involved and engage in many ways and anchors the main entrance to the community off Harlem Road. Indigo Farm will grow diversified seasonal vegetables year-round and have a livestock pasture that will include chickens and other animals, with resident hens producing fresh eggs. Farmers will host the Full Bellied Farm Club, offer farm tours, and many volunteer opportunities. Farm Stand produce and eggs will be available for purchase by residents at The Filling Station, and there will be regular opportunities for farm-to-table dinners and other events.

Indigo Lake

This 25-acre lake will preserve and nurture the natural habitats for shorebirds and freshwater fish. Indigo residents will have full access to the dock, as well as the ability to check out community kayaks and paddle the lake—which is large enough to explore and learn about the natural habitat, or just unplug and decompress. The natural lake edge will be circled by a trail to walk or jog, and enjoy the peaceful waters and sounds of the birds. A place to get away from it all, right inside the community.



Perks

CAR-LITE LIVING



EV Envoy Car Share

As a resident in Indigo, you will have access to a Rivian R1T available to book via the Envoy Mobility app. A luxury EV truck for moving small items, picking up plants, furniture, or other items. Our hope is this will inspire some residents in Indigo to give up the environmental and financial cost of a second car, which some estimates put at \$12,000 a year. All residents will enjoy some complimentary time with this EV on move-in.*

* One \$200 credit awarded per household and must be redeemed within one year of closing date. Must be redeemed by an Indigo resident or tenant. Must adhere to Envoy's qualifications for reserving the vehicle. Indigo is not responsible for any lost or damaged items.

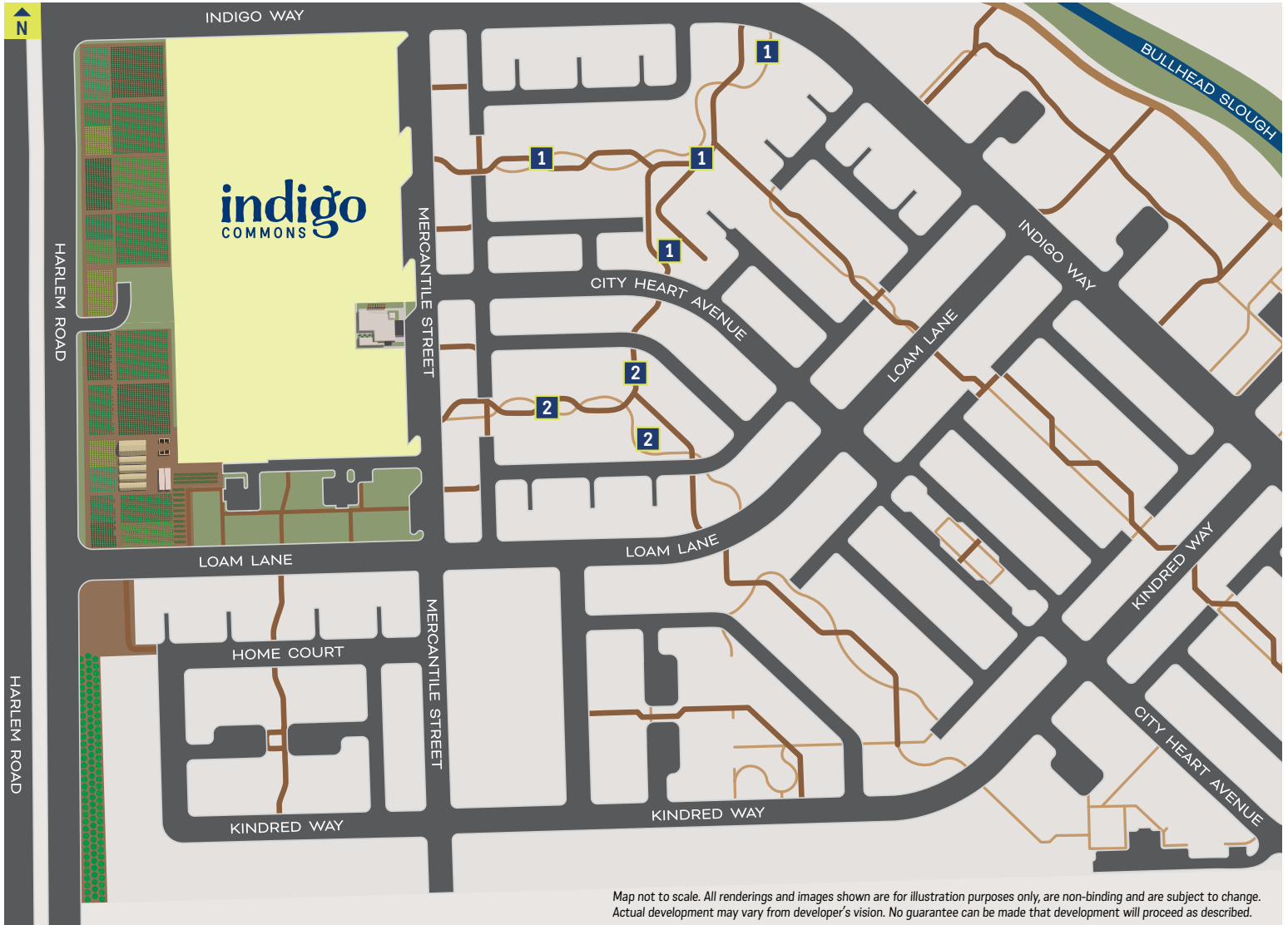
ConnectSmart

Join the Indigo carpool! ConnectSmart's Carpool feature gives you the option to create your very own private carpool. You can invite your friends or neighbors. Share rides with people you know & trust, or search existing carpool groups to find people with similar interests.



houstonconnectsmart.com





1 Somersault Mews

Somersault Mews is all about physical activity. It's home to the dog park, bocce ball court, natural playground, and passive lawns for recreation like playing catch, frisbee and tag. It will be the place for free-range kids to be kids.

2 Block Party Mews

Full bellied living is a way of life here, and Block Party Mews is just as it sounds—the place to gather with friends over good food and drink. Host your party outdoors with seating areas, herb gardens, fruit trees, and a community dinner table.

— Trails



Additional Information

SCHOOLS

James C. Neil Elementary School

281.327.3760

fortbendisd.com/jne

Travis High School

281.634.7000

fortbendisd.com/thhs

James Bowie Middle School

281.327.6200

fortbendisd.com/jbms

School zoning is determined by FBISD and subject to change. Zoning is not controlled by Indigo or its developer.

MEDICAL

Richmond Medical Clinic

832.639.4659

Houston Methodist

281.275.0130

Baylor St. Luke's Medical Group

281.637.7390

Next Level Urgent Care

281.869.3630

In case of emergency, dial 911

Richmond Police Department

281.342.2849

Richmond Fire Department

281.239.1210

U.S. Post Office

5560 FM 1640 Rd

Richmond, TX 7748-9998

281.633.0386

Property Taxes expected to be 2.9281%

Property taxes are determined by the county tax assessing office. Indigo does not have any influence over their assessment or collection. For more information, please contact the county's tax office.

Additional Information

RELIGIONS FEATURED

-  Buddhism
-  Christian/Catholic
-  Hinduism
-  Islam
-  Judaism

PLACES OF WORSHIP *Listed in order of proximity to Indigo*

-  **Ismaili Jamatkhana and Center** 2.7 mi
9550 Harlem Rd, Richmond, TX 77407
WEBSITE: the.ismaili
-  **The Grove Church** 3.5 mi
3306 Skinner Ln, Richmond, TX 77406
WEBSITE: thegrovechurch.net
-  **Maryam Islamic Center** 3.5 mi
504 Sartartia Rd, Sugar Land, TX 77479
WEBSITE: maryammasjid.org
-  **Grand Parkway Baptist Church** 4.5 mi
12000 FM 1464, Richmond, TX 77407
WEBSITE: grandparkway.org
-  **Sacred Heart Catholic Church** 4.5 mi
507 S 4th St, Richmond, TX 77469
WEBSITE: sacredhrt.com
-  **Vadtal Dham Shree Swaminarayan Hindu Temple** 5 mi
10825 Clodine Rd, Richmond, TX 77407
WEBSITE: houston.svg.org
-  **Sri Sharadamba Temple, SVBF SOUTH** 5.6 mi
10315 Clodine Rd, Richmond, TX 77407
WEBSITE: svbfsouth.org
-  **Richmond Islamic Community Center** 6 mi
5530 Long Prairie Trace #100, Richmond, TX 77407
WEBSITE: richmondmasjid.org

Additional Information

RELIGIONS FEATURED

-  Buddhism
-  Christian/Catholic
-  Hinduism
-  Islam
-  Judaism

PLACES OF WORSHIP *Continued*

St. Theresa Catholic Church 6.5 mi

705 St Theresa Blvd, Sugar Land, TX 77498

WEBSITE: sugarlandcatholic.com

River Point Church 6.7 mi

21000 Southwest Fwy, Richmond, TX 77469

WEBSITE: rpc.me/richmond

BAPS Shri Swaminarayan Mandir Houston 11 mi

1150 Brand Ln, Stafford, TX 77477

WEBSITE: baps.org/Global-Network/North-America/Houston

Texas Buddhist Association 13 mi

6969 Westbranch Dr, Houston, TX 77072

WEBSITE: jadebuddha.org

Chung Tai Zen Center of Houston 14 mi

12129 Bellaire Blvd, Houston, TX 77072

WEBSITE: cthouston.org

Congregation Beth Rambam 16 mi

11333 Braesridge Dr, Houston, TX 77071

WEBSITE: bethrambam.org

Congregation Beth Yeshurun 23 mi

4525 Beechnut St, Houston, TX 77096

WEBSITE: bethyeshurun.org



Common Homeowner Tips

Home maintenance

Your new home tends to be in good shape when you move in. However, if you do not do regular maintenance on your home, the condition of your home could deteriorate. Home maintenance tasks can include cleaning gutters, power washing the house, preparing for seasonal changes, etc.

Budgeting for additional expenses

There are additional fees that you need to be aware of in addition to your monthly mortgage. Some of those fees include, but are not limited to, the following:

- HOA fees
- Home care tools
- Homeowner's insurance
- Property taxes (expected to be 2.9281%)
- Utilities

HOMEOWNER Responsibilities

This information is supplemental to the Declaration of Covenants, Conditions and Restrictions (CCRs) for the Indigo Residential Community. If any information below contradicts the CCRs, the official CCRs will offer the most up-to-date information.

HOMEOWNER RESPONSIBILITIES AT INDIGO

As a resident of Indigo, you play a vital role in maintaining the beauty and functionality of your home and its surroundings. Here's what you need to know:

Landscaped Alleys

You're responsible for maintaining the landscaped portions of alleys that are adjacent to your lot. For a visual reference, see Exhibit D in the Indigo Residential Declaration of CCRs.

Fencing

Except for fencing maintained by the Association (see Exhibit C of the CCRs), you're responsible for the care and upkeep of fencing located on your property.

Lawn & Plant Care

Unless your home falls under the Townhome Maintenance Obligations or you own a Cottage home, all aspects of lawn and plant maintenance-including irrigation, pruning, and replacement-are your responsibility. (See page 19 of the CCRs.)

Trees and Shrubs

Unless you own a Cottage home or townhome, trimming, removal, and replacement of trees and shrubs located on your lot are your responsibility. Please see architectural guidelines for information regarding required landscaping elements.

Retaining Walls

Maintaining the integrity of retaining walls on your property is essential to the safety and appearance of your landscape.

Driveways and Walkways

You're responsible for the maintenance of driveways and walkways on your lot, except for shared driveways and sidewalks maintained by the Association. Refer to the CCRs for specific details.

Easement Areas

Any easement areas on your lot must be maintained according to Indigo's community guidelines.

Home Exteriors

All exterior components of your residence should be kept in good condition and align with Indigo's design standards.

Home Interiors and Personal Property

The interior of your home and any personal property are fully your responsibility.

Lot Improvements

You're responsible for maintaining any improvements on your lot unless otherwise covered under Townhome Maintenance Obligations.

Townhome Maintenance Obligations

Townhome owners are responsible for roof attachments, the foundation, and the repair or replacement of exterior doors and windows.

ASSOCIATION Responsibilities

This information is supplemental to the Declaration of Covenants, Conditions and Restrictions (CCRs) for the Indigo Residential Community. If any information below contradicts the CCRs, the official CCRs will offer the most up-to-date information.

ASSOCIATION RESPONSIBILITIES AT INDIGO

The Indigo Residential Association is committed to maintaining shared community elements to ensure a cohesive and beautiful neighborhood:

Common Areas

The Association maintains all common areas and the landscaping and structures within them.

Roads and Driveways

Private drives, driveways, roads, and rights-of-way not included in the Property Roads are maintained by the Association and/or the MUD depending on location.

Association-Maintained Fencing

As shown in Exhibit C of the CCRs, the Association maintains fencing in easement areas and common areas.

Indigo Cottages Landscaping

All landscaping in the Indigo Cottages area is maintained by the Association to ensure a lush, well-kept environment.

Townhome Maintenance Obligations

The Association maintains the roofs of Townhomes, including shingles, flashing, pipes and penetrations, structural framing, and gutters. The Association also maintains the exterior façade and may paint window trim and exterior doors at the Board's discretion. Front and rear yard landscaping and irrigation systems for Townhomes are also maintained by the Association.

For specific guidance or any differences between this summary and the governing documents, please refer to the Indigo Residential Declaration of Covenants, Conditions, and Restrictions (CCRs) and any applicable supplemental declarations.

Your care and attention help keep Indigo a special place to live for everyone.

EXHIBIT C

Community-Maintained Fences

This information is supplemental to the Declaration of Covenants, Conditions and Restrictions for the Indigo Residential Community.



HOMEBUILDER

Warranties

Homebuilders must be contacted individually regarding home warranties.
Contact information for each of our builders is provided below.

The logo for David Weekley Homes, featuring the company name in a white serif font with a horizontal brushstroke underline, set against a teal square background.

DAVID WEEKLEY HOMES

Corporate Office (Home Services Team)

*1111 North Post Oak Road
Houston, TX 77055*

CALL: (713) 963-0500

FAX: (713) 963-0322

WEBSITE: davidweekleyhomes.com/contact/warrantyrequest

The logo for Empire Homes, featuring the word "Empire" in a large, white, stylized serif font with a crown icon above the "i", and "HOMES" in a smaller, white, sans-serif font below it, all on an orange square background.

EMPIRE COMMUNITIES

Lisa Lopez

CALL: (713) 896-8542

The logo for Highland Homes, featuring the word "HIGHLAND" in a large, white, serif font with a banner underneath containing the word "HOMES" in a smaller, white, sans-serif font, all on a blue square background.

HIGHLAND HOMES

Houston Office

*10603 W Sam Houston Pkwy North
Suite 300
Houston, TX 77064*

CALL: (281) 517-9800

WEBSITE: highlandhomes.com/contact/request-service



Help your neighborhood maintain its character

Before you being any exterior modifications to your home (architectural, landscape, paint, etc.), you must obtain approval from the Architectural Control Committee.

Let's face it, we all have different tastes and styles. The design review process provides consistency in the quality of all exterior home modifications, emphasizes the natural characteristics of the area, and supports the community vision.

Before you submit your application

1. Review the official **Covenants, Conditions and Restrictions** document, as well as the Rules and Regulations first, even if your vendor feels confident they know them. Then contact the **Community Life Team** if you still have questions. Reviewing these documents will give you more realistic expectations when working with your vendor. Even if your modification meets the guidelines, you still need **review and approval from the Architectural Control Committee** before you begin any work.
2. **Don't assume you can make a modification just because someone else did.** You may have noticed your neighbor made an exterior modification, but that doesn't mean it was approved, nor that it will work for your home.
3. **Plan a realistic timeline with your vendor.** The Architectural Control Committee typically meets bi-weekly and has 30 days from the date a completed application is submitted to review and provide a written response to the homeowner. Complete, clear, and thorough applications may be returned much sooner.
4. **Don't start any work until you've obtained approval from the committee.** It's much easier to go through the design review process before you make a modification than to have to remove the modification at your own expense.

Application is available at indigoresidents.org/design-review.



Resales + Rentals

Selling your home?

The Indigo Residential Community Association utilizes **HomeWiseDocs.com** to offer a streamlined process for the order and delivery of community association resale and lender documents.

Sign up is quick and easy and you can begin using the system immediately. Resale disclosures, estoppels, demands, lender questionnaires and association governing documents are all available with HomeWiseDocs. Their professional staff is available at **866.925.5004** for any questions you may have.

6+ month leases

Per the IRCA Rules and Regulations (see page 15), only 20% of homes in Indigo can be leased at any given time, and leases cannot be shorter than six months. Homeowners must submit a residential lease request and obtain IRCA permission before they rent out their home. You may obtain the form at indigoresidents.org/resales.

Short-term rentals (Cottages only)

Only Cottages located in the neighborhood immediately adjacent to the commercial property may be permitted to have short-term leases; homeowners must submit a short term rental request and receive Cottage RBO status from the IRCA before they can begin renting their home. Review the IRCA Rules and Regulations (see page 15) for full details on what's allowed and what's prohibited. You may obtain the form at indigoresidents.org/resales.

Cottages in the first phase of the Indigo community are permitted to have short-term leases. Please email indigo@coherelife.com to confirm if your cottage is available for short term rental.



Resident Testimonial

Are you loving Indigo? We hope so! It would mean the world to us to chat with you about your experience.

Please email indigo@coherelife.com and let us know if you're open to sharing a testimonial for future residents!

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All users are strongly advised to confirm the applicability and accuracy of any information directly with the appropriate third-party providers, including local governmental agencies, school districts, service vendors, or various Indigo associations or affiliated entities, such as the Indigo Residential Community Association.

In the event of any inconsistency between the content of this publication and the operative legal instruments, including but not limited to the Declaration of Covenants, Conditions, and Restrictions (CCRs); HOA bylaws; executed contracts for purchase or lease; purchase agreements; or other recorded documents governing the Indigo subdivision or its land, the terms of such legal and or recorded documents shall prevail and control.

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