

Utilities and Services, Per the Rock Creek Resort / Rock Creek POA Information:

ELECTRICITY

Electrical service to all lots in the subdivision will be provided by Grayson-Collin Electric Cooperative (hereinafter, the ("Utility")), a publicly-regulated utility, whose address is 902 South Waco Street, Van Alstyne, TX, 75495. Primary electric service lines have not been extended to every lot in the subdivision, however, the Utility is responsible for extending such lines to your lot at no cost to you within 30 days of your request for service. Since we are not responsible for the installation of these service lines, we can give no assurance that electrical service will be available to your lot within the above stated time frame. The Utility bears the full expense of extending service lines from the nearest existing

electric lines to your lot. You will be required to pay the Utility a \$20.00 connection fee, \$35.00 transfer fee, \$10.00 credit check fee and a variable security deposit based upon credit history, size of the residence, and past usage history, if any, to obtain electric service to your lot. The deposit may be waived, at the Utility's sole discretion, if you have at least a 12 month utility history with another electric company showing no late payments. These fees may increase in the future.

WATER

All the lots in the subdivision will be served by a central water system. No individual wells for potable water will be permitted in the subdivision. The central water system is owned by our affiliated company, Double Diamond Inc. ("Developer") and will be maintained by it out of connection and usage fees collected from all central water system users.

You must hook up to the central water system if you build a house on your lot. DD Utility Co. will charge you a one time connection fee of \$675.00 and you will then be charged a minimum monthly usage fee of \$39.00 plus \$2.00-\$7.25 per 1,000 gallons thereafter, depending on total usage. The connection and usage fees may increase in the future. The connection and usage fees may increase in the future. In the event Northwest Grayson WCID #1 provides water service to the subdivision, such service will be provided at their then current rates.

SEWER

All lots in the subdivision will be served by a central sewage system. No individual septic systems are permitted on any lot in the subdivision. The central sewage system is owned by our affiliated company, Double Diamond Utilities Co., ("DD Utility Co.") whose address is 5495 Belt Line Road, Suite 200, Dallas, TX 75254, and will be maintained by it out of connection and usage fees collected from all central sewage system users.

You must hook up to the central sewage system if you build a house on your lot. DD Utility Co. will then charge you a one-time connection fee of \$3,100.00 and a monthly usage fee of \$87.00 thereafter after your lot is connected to the central sewage system. The usage and connection fees may increase in the future but DD Utility Co. must apply for all rate increases with the TCEQ and all customers will have the opportunity to appear at a public hearing regarding such application.

FUEL OR OTHER ENERGY SOURCE

The primary energy source for heating, cooling, cooking, etc. is electricity, however, propane gas may also be used as an energy source. Propane is available from various suppliers and dealers in and around Grayson County, Texas, however the two closest dealers to the subdivision are DL Morrison Propane, 217 Morrison Hill Lane, Gainesville, TX and Texoma Propane, 733 Ethel Cemetery Road, Collinsville, TX. You may purchase a new 250 gallon storage tank for approximately \$1,100.00 or lease a storage tank for approximately \$65.00 per year. Installation costs are estimated to be approximately \$50.00. These costs may increase in the future.

TELEPHONE

Telephone service to all lots in the subdivision will be provided by Verizon, a publicly-regulated utility. Telephone lines have not been extended to every lot in the subdivision, however, Verizon is responsible for extending such lines to your lot within 30 days of your request for service. Since we are not responsible for the installation of these lines, we can give no assurance that telephone service will be available to your lot within the above stated time frame. We have contracted and arranged for Verizon to extend service lines from the nearest distribution point to your lot at no cost to you. You will be required to pay Verizon a connection fee and a security deposit in an amount based on your credit history to obtain telephone service to your house. These fees may increase in the future.

MAIL SERVICE

Mail service is presently provided to the subdivision entrance where individual mail boxes will be provided for each resident by the U.S. Post Office. The development address is Rock Creek Resort, 21400 FM 901, Gordonville, TX 76245.

FIRE PROTECTION

Fire protection is provided year-round by The Gordonville Volunteer Fire Department. In case of emergency, call 911.

POLICE PROTECTION

Police protection is provided by the Grayson County Sheriff's Office, located at 200 S. Crockett Street, Sherman, Texas 750901 (903-813-4409). In case of emergency call 911.

SCHOOLS

Most will be entitled to use the Whitesboro I.S.D. schools if you live in the subdivision. The nearest elementary is located in Whitesboro, Texas. School bus transportation for the schools are available at the entrance of the subdivision but not from within the subdivision. The nearest junior and senior high schools are located in Whitesboro, Texas. The following numbers may be helpful in contacting the proper school for your children:

Whitesboro Primary School (Grades Pre-K thru 2)	(903) 564-4264
Whitesboro Intermediate School (Grades 3 thru 5)	(903) 564-4280
Whitesboro Middle School (Grades 6 thru 8)	(903) 564-4239
Whitesboro High School (Grades 9 thru 12)	(903) 564-4208