



**Lakeside Heights, Inc**  
**A Property Owners Association**  
2834 Williams Lakeshore Drive  
Kingsland, TX 78639  
[www.lakesideheightspoa.com](http://www.lakesideheightspoa.com)

Dear Prospective Property Owner or Realtor,

Welcome to Lakeside Heights and thank you for considering a purchase of property in our little neighborhood. This letter will tell you a little bit about the neighborhood and highlight some things you might want to know before purchasing a lot or home in our beautiful part of the Texas Hill Country.

Lakeside Heights is a relatively small community. There are 625 lots in the neighborhood owned by approximately 260 property owners, and there are about 175 homes currently in the neighborhood. Our neighborhood is a well-rounded mix of retired folks, summer and week-end homes, and families who work in the Kingsland, Llano, Burnet, and Marble Falls' communities. One of the things we all have in common is a love for our little slice of paradise here at the Lake.

Our subdivision was formed in 1958, and Lakeside Heights, Inc. is governed by a Property Owner's Association (POA) and an Elected Board of Directors, consisting of 7 property owners, each of whom serve 2-year terms. The vacancies on the Board of Directors are filled each year at the annual business meeting on the first Saturday of June every year.

You may have noticed on our entrance sign on Elkhorn Drive that Lakeside Heights is a "restricted community". Those restrictions, covenants, conditions, and easements are contained in the Deed Restrictions of Lakeside Heights, Inc., which you may read at [www.lakesideheightspoa.com](http://www.lakesideheightspoa.com). If you are considering purchasing property in the neighborhood, please contact one of the Board Members to obtain a copy of the Deed Restrictions, and to determine if the property is subject to any liens for unpaid annual assessments. If property is purchased which is in arrears on annual assessments, the buyer becomes liable for those arrearages. For the Fiscal Year 2023-2024, the annual assessment is \$47.86 for each lot owned, and those funds are used to maintain and repair our parks, docks, fishing areas, boat ramp, and signage.

As you look around our neighborhood, please make sure you check out our three parks (Park 3 is a work-in-progress) and our own private lake, Lake Kingsland – better known simply as "The Little Lake).

Thanks again for coming to visit. We'd love to have you as neighbors!

Best Regards,

Board of Directors of Lakeside Heights, Inc.