

MAP NO.	SUBDIVISION	HOME SALES BEGAN	SCHOOL DISTRICT	HOMEOWNERS ASSOCIATION FEES	COMMON AREA AMMENITIES	2004 MLS HOME SALES STATISTICS
1	Brentwood Lakes	1993	Klein	\$450-\$650 (depending on proximity to lake)	Lake/pond with fountains, security, entrance marquees	\$500,000 median price; \$99.88 median price/sf
2	Champion Centre Estates	1991	Cypress-Fairbanks	\$750 (Mirage/Pinnacles: additional \$250)	Swimming pool, tennis courts and recreational center, security, entrance marquees	\$489,900 median price; \$105.39 median price/sf
3	Champion Forest	1978	Klein	CF Fund: \$180 (Sec. 1-9) CF Fund: \$180* (Sec. 10) Greenwood: \$180 (Sec. 11) Villas: \$1,200 (Sec. 12) *able to increase 10%/annum	Some brick perimeter walls, esplanades, security, entrance marquees	\$227,000 median price; \$72.07 median price/sf
4	Champion Springs	1995	Klein	\$420	Lake, pool, pavilion, jogging trails, security, entrance marquees	\$158,200 median price; \$66.25 median price/sf
5	Champions Cove	1993	Klein	\$250	Brick perimeter wall, security, entrance marquees	\$279,500 median price; \$69.01 median price/sf
6	Champions Park North	1988	Cypress-Fairbanks	\$595	Swimming pool, playground, security, entrance marquees	\$280,000 median price; \$80.58 median price/sf
7	Champions Place	1985	Cypress-Fairbanks	\$800	Swimming pool, tennis courts; HOA covers mowing, trash, pool and tennis, security, entrance marquees	\$206,000 median price; \$73.60 median price/sf
8	Champions South	1960's	Cypress-Fairbanks	\$520	Security, entrance marquees	\$370,000 median price; \$98.91 median price/sf
9	Colony Creek	1983	Klein	\$245	Swimming pool, security, entrance marquees	\$118,695 median price; \$62.11 median price/sf
10	Cypresswood	1979	Klein	\$400-\$450	Swimming pools, tennis courts, recreational center, playground, esplanades, security, entrance marquees	Median statistics not readily available; 2004 sales price range is \$99,000 to \$256,000
11	Estates at Windrush	1993	Klein	\$475	security, entrance marquees	\$453,250 median price; \$93.57 median price/sf
12	Falls at Champion Forest	2001	Klein	\$1,200	Lake/pond, gated, security, entrance marquees; maintenance fee pays for street improvements	\$620,000 median price; \$131.21 median price/sf

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13	Fountainhead	1976	Klein	\$375-\$475	Swimming pool, tennis courts, security, entrance marquees	\$124,750 median price; \$52.96 median price/sf
14	Glennloch Farms	1998	Klein	\$850	Lakes, jogging/hiking trails, pools, tennis courts, playground, stone brick perimeter fencing, esplanades, security, entrance marquees	Median statistics not readily available; 2004 sales price range is 130,000 to \$1,260,000
15	Glenn Haven Estates	2000	Klein	\$600	Gated entry, security, entrance marquees	\$299,950 median price; \$87.23 median price/sf
16	Greenwood Forest	1970	Klein	\$350-\$600	Swimming pool, recreational center, security, entrance marquees	\$150,000 median price; \$54.26 median price/sf
17	Huntwick	1968	Cypress-Fairbanks, Klein	\$125; subject to lot size and 10% per annum increase; 2/3 vote of HOA members for annual increases above 10%; 2/3 vote of HOA members for Special Assessments (repairs & capital improvements); does not include Security	Esplanades, entrance marquees; (swimming pool, recreational center and security not a part of HOA Fee)	\$214,750 median price; \$72.32 median price/sf
18	Kleinwood	1977	Klein	\$225	Swimming pool, playground, security, entrance marquees	\$130,000 median price; \$61.31 median price/sf
19	Lakewood Forest	1976	Cypress-Fairbanks	\$385	Swimming pool, recreational center, playground, esplanades, security, entrance marquees	Median statistics not readily available; 2004 sales price range is \$97,385 to \$389,000
20	Majestic Oaks/Charterwood	1977/1991	Klein	\$280-\$400	Swimming pool, playground, security, entrance marquees	\$135,450 median price; \$63.62 median price/sf
21	Memorial Creek	1992	Klein	\$450	Swimming pool, tennis courts, playground, security, entrance marquees	\$182,500 median price; \$57.70 median price/sf

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22	Memorial Creek Estates	1999	Klein	\$450	Swimming pool, pavilion, landscaped entry, perimeter wall, security, entrance marquees	\$186,000 median price; \$58.70 median price/sf
23	Memorial Northwest	1972	Klein	\$375	Swimming pools, playground, recreational center; esplanades, security, entrance marquees	\$204,900 median price; \$57.08 median price/sf
24	Memorial Springs	2000	Klein	\$350	Swimming pool, recreational center, security, entrance marquees	\$147,598 median price; \$61.17 median price/sf
25	Oakwood Glen	1977	Klein	\$300	Swimming pool, tennis courts, security, entrance marquees	\$110,400 median price; \$57.43 median price/sf
26	Olde Oaks	1980	Spring	\$325-\$450	Swimming pool, recreational center, security, entrance marquees	\$169,500 median price; \$54.94 median price/sf
27	Ponderosa Forest	1969	Spring	\$295-\$350	Swimming pool, tennis courts, recreational center, security, entrance marquees	\$147,260 median price; \$54.02 median price/sf
28	Prestonwood Forest	1975	Cypress-Fairbanks	\$490	Swimming pool, playground, esplanades, security, entrance marquees	\$130,000 median price; \$56.51 median price/sf
29	Shannon Forest	1983	Klein	\$395	Swimming pool, tennis courts, security, entrance marquees	\$172,000 median price; \$55.63 median price/sf
30	Spring Creek Forest	1974	Klein	\$390	Swimming pool, recreational center, esplanades, security, entrance marquees	\$156,000 median price; \$60.22 median price/sf

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31	Spring Creek Oaks	1981	Klein	\$475	2 swimming pools, 2 recreational centers, tennis courts, some brick perimeter walls, esplanades, security, entrance marquees	\$251,500 median price; \$71.02 median price/sf
32	Sterling Gate Estates	2000	Klein	\$2,600	Lake/pond, gated, security, entrance marquees; maintenance fee pays for street improvements	\$660,000 median price; \$130.55 median price/sf
33	Terranova	1978	Klein	\$550	Swimming pool, tennis courts; esplanades, security, entrance marquees	\$140,000 median price; \$55.11 median price/sf
34	Terranova West	1982	Klein	\$560	Swimming pool, tennis courts, esplanades, security, entrance marquees	\$165,000 median price; \$61.38 median price/sf
35	Thicket at Cypresswood	1991	Klein	\$450	Swimming pool, tennis courts, recreational center	\$286,500 median price; \$73.67 median price/sf
36	Wimbledon	1978	Klein	\$350	Swimming pool, tennis courts, recreation center, some brick perimeter walls, esplanades	\$155,000 median price; \$56.33 median price/sf
37	Wimbledon Champions/ Wimbledon Champions Estates	1992	Klein	\$875-\$1,100 (Estates) \$950 (Patio Homes)	Recreational center, tennis courts, volleyball court, playground; Estates and Gardens sections have controlled access gates	\$350,000 median price; \$83.07 median price/sf
38	Woods of Wimbledon II	1986	Klein	\$400	Brick perimeter wall	\$210,000 median price; \$64.48 median price/sf