

Midline Navigator

Resident Guide

Community Life Resources

midline@coherelife.com



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WELCOME HOME!

Welcome to Midline–a new way to live between.

Welcome home, and thank you for choosing Midline. We're honored to be part of this exciting chapter and are so glad you're here.

Midline was designed to be more than just a neighborhood—it's a place to connect, grow, and feel at home from day one.

THE PEOPLE BEHIND MIDLINE

There's a whole team working behind the scenes (and sometimes right alongside you) to help make Midline what it is:

The Developer

They're the visionaries behind Midline—the ones shaping what's here now and what's still to come.

The Builder

The team that brought your home to life—with craftsmanship, care, and attention to the details that matter.

Community Life

This is your go-to team for connection. Events, updates, getting involved, meeting your neighbors—it all starts here. From day-to-day operations to maintaining shared spaces, they help keep everything looking good and working the way it should.

The Board

Think of the Board as your community advocates—helping guide decisions, protect the feel of the neighborhood, and keep everything running smoothly for residents.

YOUR GUIDE TO GETTING STARTED

We created this Midline Navigator as your go-to, one-stop resource—so you can find what you need, understand how things work, and discover all the ways to get involved.

Make sure you're signed up at **HelloMidline.com** to stay in the loop, get updates, and receive invites to upcoming neighborhood mixers. We can't wait to welcome you in person!

Review the Distinct Rolls of Midline.





HOMEOWNER + ASSOCIATION RESPONSIBILITIES

Midline is designed to be a connected, well-cared-for community—and that takes all of us working together.

The Midline Master Residential Community, Inc. (MMCR), Board of Directors, and Community Life team help support the long-term vision of the neighborhood while providing guidance, resources, and day-to-day community support for residents.

To make things easier, we've created a live resource hub where you can explore important community topics, review governing documents, and find answers as questions come up over time.

IN THE RESIDENT HUB YOU'LL FIND

- Assessment information
- Community standards
- Design review guidelines
- Rental + resale information
- Frequently referenced governing documents
- Community updates and amendments

EXPLORE NOW

The QR code below will take you directly to the live blog, where you can access the latest information, important documents, and helpful resources anytime you need them. Because understanding how the community works should feel simple—not overwhelming.

Review Who Takes Care of Things In Midline

COMMUNITY LIFE

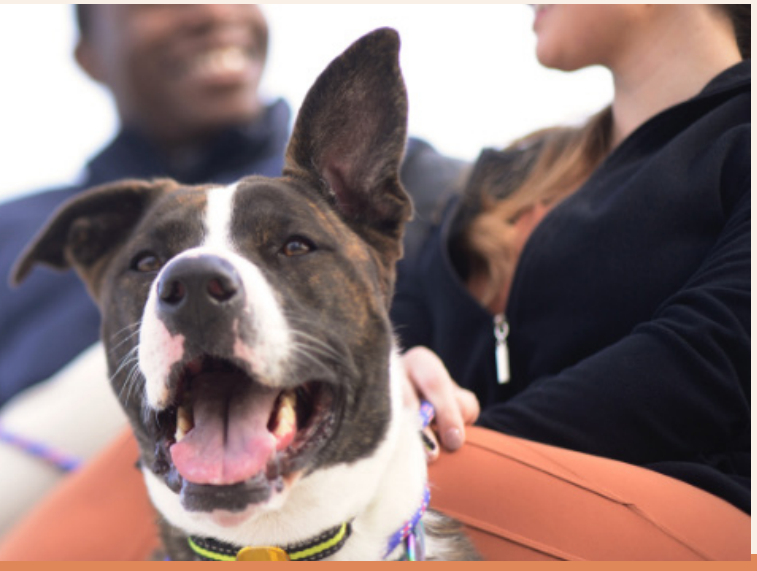
We're so happy you're here — welcome to the neighborhood from your Community Life Team.

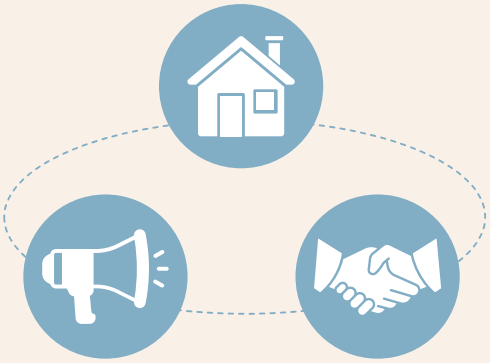
WE ARE COHERE

We're your onsite Community Life team, working closely with you and the board of directors to help make your community a thriving, vibrant, and welcoming place to call home.

We manage and oversee community engagement, communications, accounting, governance, operations, and facility management. Our mission is to bring the life changing power of community to the world by creating places and cultivating relationships that inspire people to find purpose, live authentically, and thrive together.

We firmly believe that when communities are built and cared for with your experience in mind, trust expands, happiness increases, and lives are enriched.





YOUR COMMUNITY'S MANAGEMENT COMPANY

COMMUNITY BUILDING

We cultivate a welcoming atmosphere that shows — Cohere has a 90% satisfaction rating. Through intentional welcome programming, signature community events, resident-led clubs, and volunteer opportunities, neighbors become friends and neighborhoods feel like home.

INNOVATION

Open communication is our top priority — we're committed to creating a space where resident voices matter. Our technology fosters engagement by educating, inviting and connecting through resident hubs and routine communication.

PARTNERSHIP

We know that an authentic community is a reflection of the people who live there. Together, with our residents and stakeholders, we work in partnership to cultivate an enriched and purposeful community that grows in value over time.



REGISTER TODAY!

As a resident, you play a key role in shaping the culture, traditions, and programs that make our community special.

We're here to ensure your experience is not just engaging and dynamic but also seamless and stress-free. We look forward to building a connection with you as part of our growing community.

Visit HelloMidline.com

REGISTER

Get connected to community news, activities, and amenities through hellomidline.com. Registration is required to access the resident-only section of the site and get added to the resident e-blast list. New user accounts are approved upon verification of home ownership or rentership.

MAKE ASSESSMENT PAYMENTS

Understanding your assessment payments is an important part of homeownership at Midline. Per the Association's governing documents, assessments are billed annually and are due at the beginning of the Association's fiscal year, unless otherwise designated by the Board. At closing, your title company may collect applicable assessment amounts and remit them to the Association on your behalf. For additional information regarding payment options and account access, please visit hellomidline.com/assessments.

REACH OUT TO US

We would love the opportunity to connect and answer your questions.
midline@coherelife.com

HOW TO PAY ASSESSMENTS

ASSESSMENTS

Assessments help support the spaces, services, and experiences that keep Midline running smoothly—from maintaining shared areas and amenities to supporting the overall care of the community.

PAYMENT OPTIONS

We offer several convenient ways to pay your assessments, including:

- Online payments
- Auto-draft options
- Mail-in payments

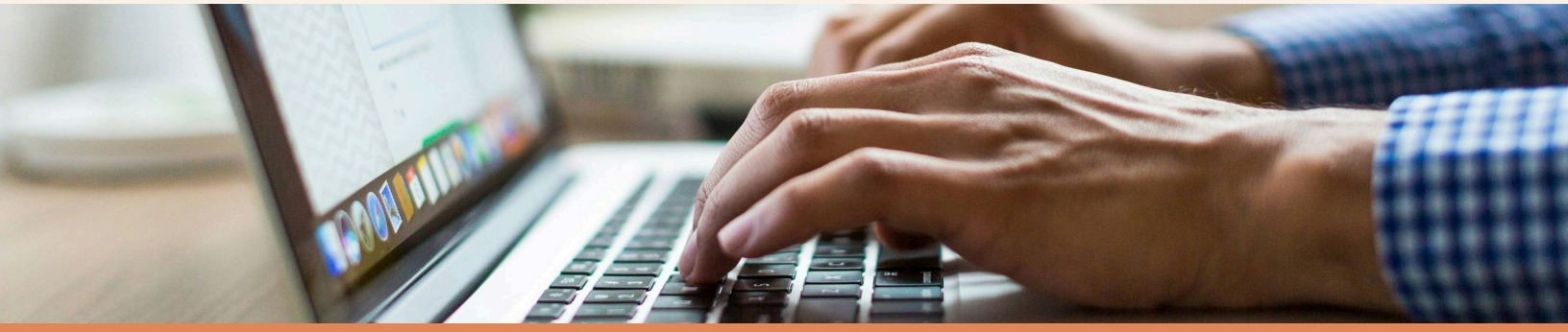
Because every homeowner's setup may look a little different, we've created a dedicated resource page with step-by-step instructions, important dates, and additional details.

LEARN MORE

Use the link to: **Midline Assessments**

- Review payment options
- Set up your account
- Access the resident portal
- Find assessment schedules and FAQs

A little setup now makes things easier down the road.





HOMEBUILDER WARRANTIES

For warranty requests, please contact your homebuilder directly.
Each builder manages their own process—contact details are listed below.

BROOKFIELD RESIDENTIAL

10613 W Sam Houston Pkwy N
Suite 200
Houston, TX 77064
Houston Customer Care: (281) 344-2766
Email: HoustonCustomerCare@brookfieldrp.com
Website: brookfieldresidential.com/contact-us

HIGHLAND HOMES

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

Contact: (281) 517-9800
Website: highlandhomes.com/contact/request-service

PERRY HOMES

Phoenix Tower
3200 Southwest Fwy
Ste. 2800
Houston, TX 77027

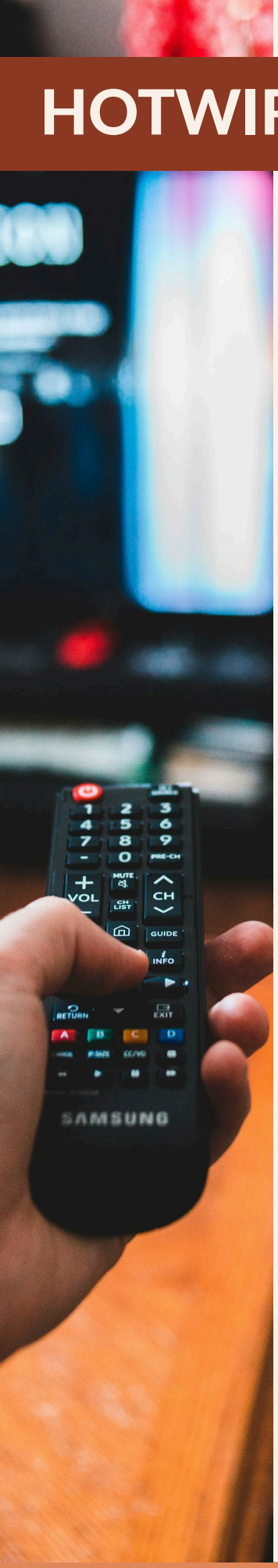
Call: 1-800-247-3779
Website: perryhomes.com/warranty/warranty-request

TOLL BROTHERS

10343 Sam Houston Park Dr
Suite 100
Houston, TX 77064

Website: homecare.tollbrothers.com

HOTWIRE– INTERNET PROVIDER



Your home includes Gig+ Fiber Internet and video entertainment through Hotwire Communications.

Your internet is already installed and ready at move-in. To complete your setup and schedule TV service installation, contact Hotwire before move-in so everything is ready to go when you arrive.

Designed for Everyday Living

Instant Connectivity
Schedule your installation appointment ahead of move-in.

Association Payments
Your setup is included through your community– note the annual and monthly fees.

Connected Experience
Connectivity is part of your community lifestyle– thoughtfully integrated support built for you.

Future-Ready Fiber Performance
Enjoy fast speeds, no data caps, and advance Wi-Fi technology.

Let's Get You Connected

Have questions regarding your setup, upgrades or need general assistance? Hotwire Communications team is ready to assist you. Call or email to get the process started.

Call for more information or to upgrade
Call: (855) 743-0114
Email: midline@hotwiremail.com

Your Howtwire Package

Your internet is already installed and ready at move-in. To complete your setup and schedule TV service installation, contact Hotwire before move-in so everything is ready to go when you arrive.

1.2 Gigabite High-Speed Internet

Download speed of 1200 Mpbs and upload speed of 1200 Mbps. No data caps.

Digital Access Video

150+ channels including local networks, sports stations, TLC, NFL Network, USA HGTV, Bravo and more.

Wi-Fi 7 Router

(1) Wi-Fi 7 device(s) that delivers faster speeds on more devices.

Fision TV+ Stick

One device with access to on-screen guide. Replay TV, Video On Demand, and more. Voice remote included.

Community Internet Made Easy

Midline's community internet services are powered exclusively by Hotwire Communications, bringing fast, reliable connectivity to every home. Residents will receive a monthly invoice from Community Life's corporate accounting team for standard internet services. Any optional upgrades or premium services selected through Hotwire Communications will be billed directly to the resident by Hotwire.

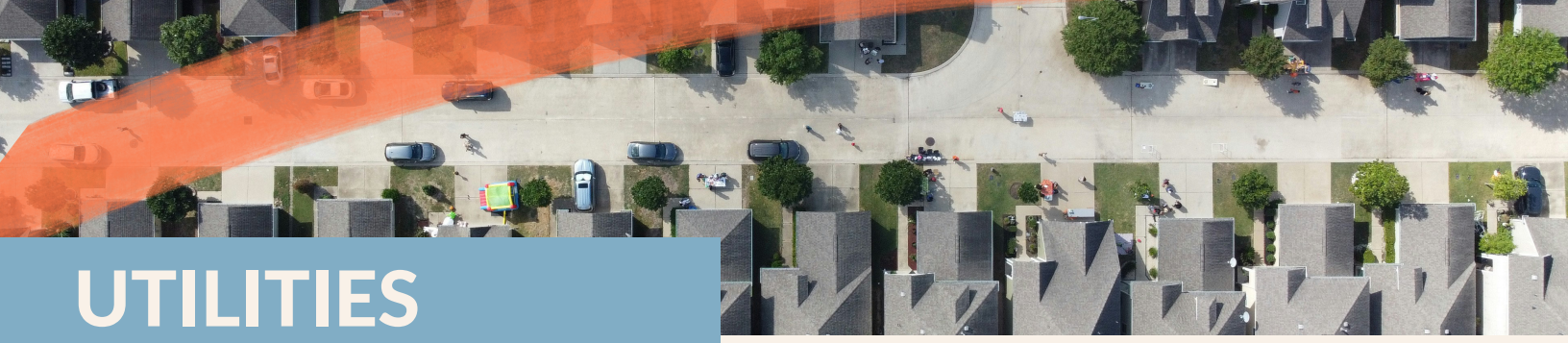


Monthly Hotwire Cable Fee

Collection of 2 months pre-paid Hotwire charges at closing

Bulk Rate	$59.99
Video Content Surcharge	$1.99
Taxes and Fees	$2.58
Total Monthly	$64.56

***Fees are subject to change*



UTILITIES

Getting Set Up

Before you get too comfortable, let's make sure everything's up and running. If you haven't already, take a moment to set up your utilities and confirm everything is working the way it should. Need a starting point? We've included a list of trusted utility providers for the Midline area to make things easy.

INTERNET
Hotwire
Phone: (833) 354-2289
Membership Plan: Name + G Speed

GAS
CenterPoint Energy
Website: centerpointenergy.com
Phone: (713) 207-2222

ELECTRIC
Power to Choose
Phone: 1-866-602-9769

WATER + WASTEWATER
MUD# Baybrook Mud 1
Phone: (713) 860-6400
Baybrook Municipal Utility District No.1

TRASH COLLECTION
Best Trash
Website: best-trash.com
Phone: (281) 313-2378
Inquiries: best-trash.com/contact/

Know Your Home

Take a few minutes to locate your home's essentials:

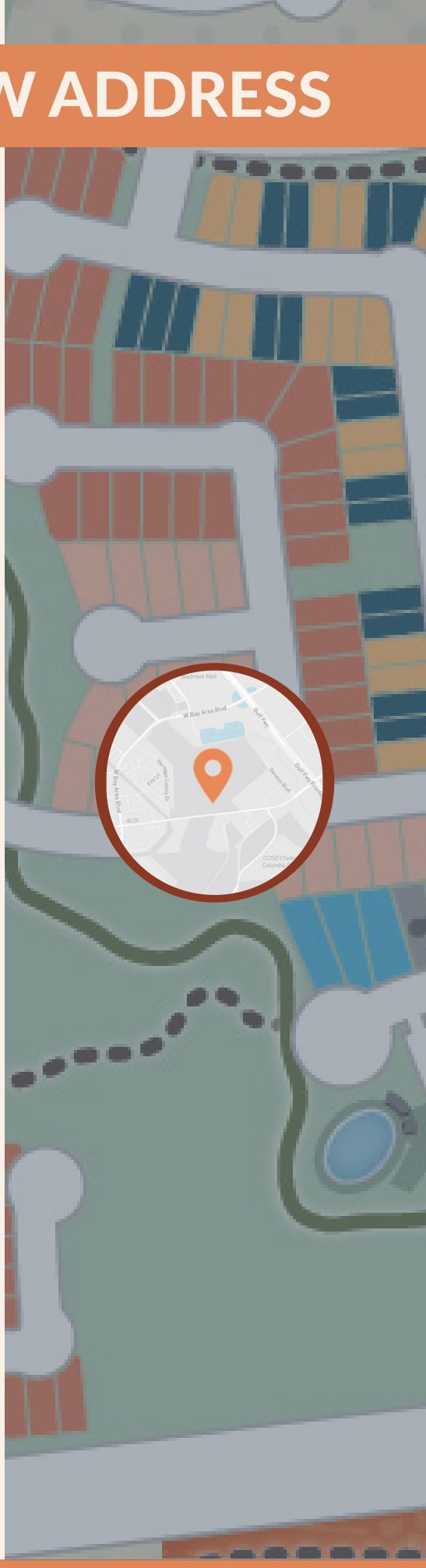
- Electrical panel
- Gas shut-off valve
- Water shut-off valve

While you're settling in, test your switches, outlets, and fixtures to make sure everything is working properly. And don't forget to set the clocks—it's a small thing that makes it feel like home.

YOUR NEW ADDRESS

Moving comes with a lot of moving pieces—we get it. As you settle in, take a little time to update your address so everything (and everyone) can find you without a hitch. Here's a quick checklist to get you started:

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



Make sure your new address is showing up correctly in your map apps.

In a brand-new neighborhood, apps like Google Maps and Apple Maps sometimes need a little nudge to catch up. Double-check your address and drop a pin if needed—it'll make deliveries, guests, and everyday navigation a whole lot easier.

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 Apple Maps app
2. Enter in your address
3. Scroll down, select "report something missing," and move pin to desired location

DESIGN OVERVIEW

ARCHITECTURE, LANDSCAPING, PAINT, ETC.

Keep Midline Looking Like Midline

Thinking about making a change to your home's exterior? Before you get started, you'll need approval from the Architectural Control Committee. We know everyone has their own style—and that's part of what makes a community interesting. The design review process is here to keep everything looking cohesive, highlight the natural character of the area, and protect the overall vision of Midline.

Before You Submit **Submit and review applications**

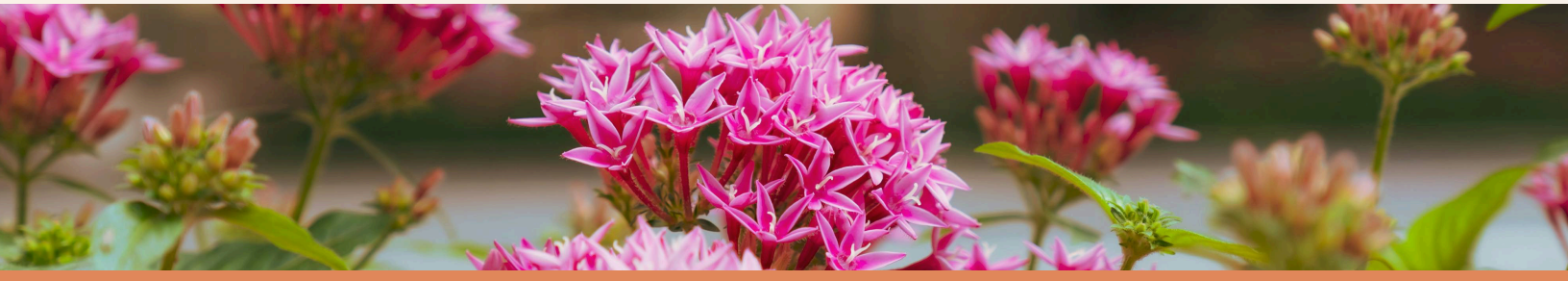
A few things to keep in mind before you send in your request:

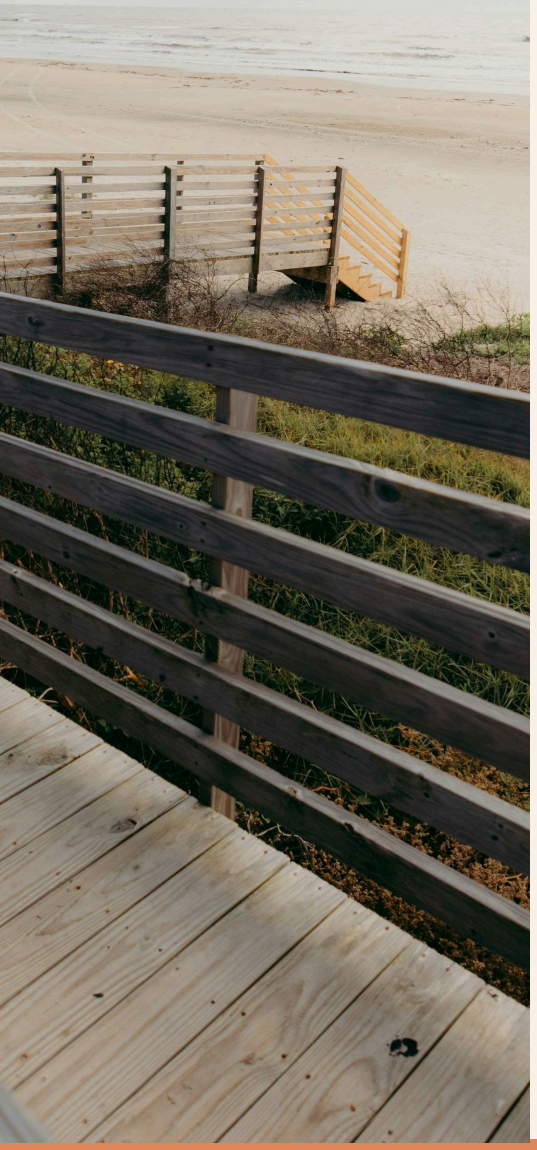
Do a little homework first
Take a look at the official guidelines (CC&Rs and Rules & Regulations)—even if your vendor says they've seen it all before. It'll help set expectations and avoid surprises.

Every home is different
Just because you've seen something in the neighborhood doesn't mean it's approved—or that it will work for your home.

Plan ahead
The Architectural Control Committee typically reviews applications every two weeks and may take up to 30 days to respond. The more complete your submission, the faster the process can be.

Wait for the green light
Hold off on starting any work until you've received approval. It's much easier to do it right the first time than to redo it later.





RENTALS + RESALES

Renting Your Home?

Homes in Midline may be leased for residential purposes, with a few key guidelines:

- Lease terms must be at least six (6) months
- All leases must be in writing and cover the entire home
- Owners must provide tenants with community documents
- Tenant information must be registered with the Association

Selling Your Home?

We hate to see you go, but we know life changes—and we're here to help make the process a little easier. The Midline Residential Community Association utilizes **HomeWiseDocs.com** to offer a streamlined process for ordering resale and lender documents.

Sign up is quick and easy, and you can begin using the system right away. Resale disclosures, estoppels, lender questionnaires, and governing documents are all available through HomeWiseDocs. Their support team is also available at **(866) 925-5004** if you have questions.

Signage

One "For Sale" or "For Lease" sign is allowed per home and must be removed shortly after the home is sold or leased.

Rentals + Resales in Midline

For full details and requirements, please refer to the governing documents via the link.

ADDITIONAL INFORMATION

SCHOOLS

Greene Elementary School
(281) 284-5000
greene.ccisd.net

Brookside Intermediate School
(281) 284-3600
brookside.ccisd.net

Clear Brook High School
(281) 284-2100
clearbrook.ccisd.net

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

PRESCHOOLS + DAYCARES

Distinct Abilities
(281) 488-0436
distinctabilities.com

Friendswood KinderCare
(281) 482-4589
kindercare.com

Twinkle Wonders School At Bay Area
(281) 525-4874
twinklewondersschools.com

The Growing Place
(281) 545-3641
growingplacewebster.com

MEDICAL

CLS Health Comprehensive Care Clinic
(281) 724-1860

Memorial Hermann Medical Group Clear Lake
(281) 316-1000

BluePearl Pet Hospital
(346) 514-4923

Kelsey-Seybold Clinic Bay Area Campus
(713) 442-4300

NextCare Urgent Care Nassua Bay
(281) 335-0606

In case of an emergency, dial 911

Houston Police Department
(713) 884-3131

Webster Fire Department
(281) 316-3742

U.S. Post Office
17077 N Texas Ave,
Webster, TX 77598
(800) 275-8777

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





PLACES OF WORSHIP

Listed in order of proximity to Midline

1.2 mi **Heritage Park Baptist**
(281) 482-4729
heritagepark.org

2.4 mi **Southeast Church of Christ**
(281) 992-2168
secoc.org

2.5 mi **Oasis Church - Iglesia Oasis**
(281) 332-4126
oasiswebster.com

3.0 mi **St. John the Theologian Greek Orthodox Church**
(281) 554-7223
stjohnclearlake.org

3.6 mi **Reach Church**
(281) 525-4912
myreachchurch.com

4.7 mi **Bay Area Unitarian Universalist Church**
(281) 488-2001
bauuc.org

4.9 mi **Clear Lake Islamic Center - Masjid**
(281) 480-3325
themasjid.org

5.5 mi **Congregation Shaar Hashalom**
(281) 488-5861
shaarhashalom.org

6.1 mi **St. Bernadette Catholic Church**
(281) 486-0337
stbchurch.org

6.9 mi **Dharma Spring Temple**
(281) 992-2921
dharma-spring.net

THE LIFE



THE MIDLINE CLUB

When we call it our "go-to" gathering spot, here's what we mean: go to see an event. Go to swim and splash. Go to work or work out. Go to play and explore and more. (And you can go to it in summer 2027.)

TRAILS

Midline's signature trail, "The Line," will stretch the length of the community — with 15 planned trail nodes positioned along its course linking residents with parks and shared outdoor spaces. Hike. Bike. Walk. Jog. Or just sit on a bench and rest. We don't care how you enjoy our trails … just that you do.





PARKS

We have big plans for our future parks. Starting with the fact that no home in Midline will be more than ¼ mile from one. From lively community hubs with event lawns and sports courts, to quaint neighborhood spaces with playgrounds and picnic tables, it's all about fostering a connection to nature and each other.



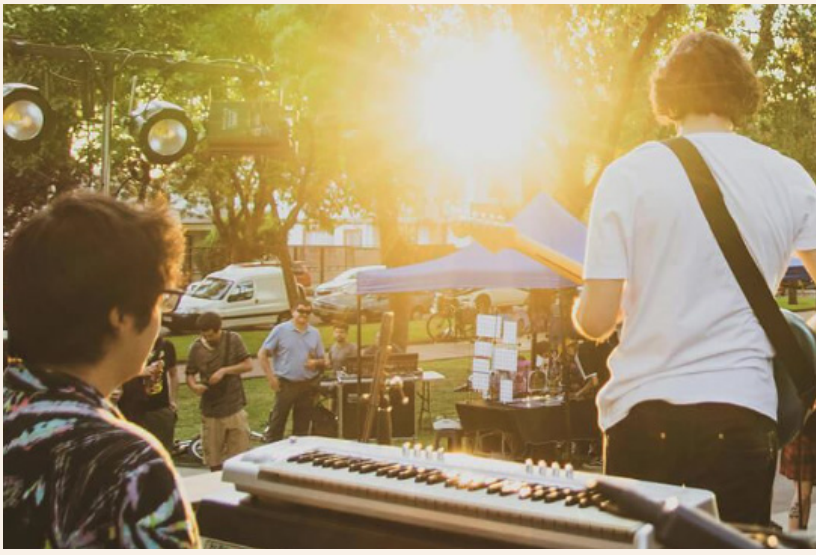
A LIFE BEYOND

Challenger Seven Memorial Park. Baybrook Mall. Houston. Galveston. Friendswood and League City. We're in the center of them all. From here you can go just about anywhere, from shopping and dining to pro sports or sport fishing.

COMMUNITY CALENDAR

A revolving roster of community activities and events will provide a culture of involvement, with plenty of ways to connect with neighbors. All thanks to a lifestyle team whose full-time job will be fueling your joy. And we're not just talking food truck nights (although we'll have those, too). Instead, don't be surprised if you find yourself invited to a "cocktail chemistry" class, kids' rocket launch competition or resident Maker's Market.

YOUR MIDLINE SOCIAL CALENDAR





LEGAL DISCLAIMER AND LIMITATION OF LIABILITY

This Midline Navigator Residence Guide (this "Guide") is for summary and convenience purposes only; it is not a substitute for review of the recorded Midline Amended and Restated Master Covenant, Community Enhancement Covenant, Notices of Applicability, Development Area Declarations, Community Manual and other governing documents (collectively, the "Dedicatory Instruments") that may be adopted or amended in relation to the Midline community or the Midline Master Residential Community, Inc. In the event of a conflict between this Guide and a Dedicatory Instrument, the Dedicatory Instrument will control. EACH OWNER IN MIDLINE, BY ACCEPTING TITLE TO ALL OR ANY PORTION OF THE DEVELOPMENT, RELEASES AND HOLDS HARMLESS THE ASSOCIATION AND ITS OFFICERS, DIRECTORS, COMMITTEE MEMBERS, EMPLOYEES AND AGENTS FROM ANY COST, LOSS, DAMAGE, EXPENSE, LIABILITY, CLAIM OR CAUSE OF ACTION INCURRED OR THAT MAY ARISE BY REASON OF THE OWNER'S RELIANCE ON THE PROVISIONS OF THIS GUIDE.

