



# ROUND ROCK PERSONAL WAREHOUSE CONDOS



## HOA CHEAT SHEET

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## COMMUNITY OVERVIEW

- **Type:** Leasehold Industrial Condo (you own the unit, not the land)
  - **Total Units:** ~42 units
  - **Location:** Round Rock, TX
  - **Managed By:** Condo Association + Board
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## HOA DUES & WHAT THEY COVER

### Monthly HOA Includes:

- Ground lease payment (largest portion)
- Insurance (master policy)
- Landscaping & common area maintenance
- Trash, water, and shared utilities
- Property management
- Reserve fund contributions



**Annual HOA Budget:** ~\$125K



**Ground Lease Portion:** ~\$65K/year (~50%+ of budget)

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## **GROUND LEASE (IMPORTANT)**

- **Lease Term:** ~99 years (expires ~2118)
- **Started:** 2019
- **Increases:** Adjusts every 3 years (CPI-based)

### **What this means:**

You own the building/unit, but lease the land through the HOA.

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## **USE RESTRICTIONS**

### **Allowed Uses:**

- Warehouse / storage
- Business operations (per city zoning)
- Vehicle storage & work (inside unit only)

### **Not Allowed:**

- No residential use (no living or sleeping)
  - No overnight stays
  - No outdoor storage
  - No pets (except service animals)
  - No hazardous materials without approval
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## **PROPERTY RULES**

- HOA approval required for:
    - Exterior changes
    - Structural modifications
  - Owners maintain interior of unit
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## **PARKING & ACCESS**

- Parking + drive aisles are common areas
  - No blocking drive lanes
  - Assigned / designated parking spaces
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## **FEES, FINES & ENFORCEMENT**

- HOA can:
  - Charge late fees
  - Issue fines
  - File liens for non-payment

 Dues are mandatory and tied to ownership

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## **INSURANCE**

- HOA covers exterior/common areas
- Owner responsible for:

- Interior coverage
  - Business liability (if applicable)
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## **KEY BUYER TAKEAWAYS**

- Leasehold ownership (not fee simple land)
  - HOA dues include ground lease
  - No living in units (strictly enforced)
  - Great for business use, storage, or hobby space
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## **WHY BUYERS LIKE THESE**

- Affordable industrial ownership
- Low maintenance (HOA-managed)
- Flexible use (business + storage)
- Strong demand for small-bay units