

Embrace BETTER LIVING

Bridge Creek is one of the single most exciting master-planned communities in the Cypress area.

Here, you will find a unique set of amenities available for use the day you move in to your new Taylor Morrison home.



(5) Parks - The Manor at Canyon Lakes West, The Ridge at Canyon Lakes West, The Grove at Canyon Lakes West, Miramesa, Bridge Creek and Marvida.

(4) Clubhouses - The Manor at Canyon Lakes West, Miramesa and The Grove at Canyon Lakes West, Bridge Creek and Marvida.

(4) Playgrounds - Miramesa, The Grove at Canyon Lakes West, and The Ridge at Canyon Lakes West.

(5) Resort Style Pools - The Manor at Canyon Lakes West, Miramesa and The Grove at Canyon Lakes West, Bridge Creek and Marvida.

(3) Workout Facilities - The Manor at Canyon Lakes West, Miramesa and The Grove at Canyon Lakes West.

(2) Splash Pads - Miramesa, The Grove at Canyon Lakes West and Marvida.

(2) Tennis Courts - Miramesa and Marvida.

(3) Dog Parks - Miramesa, Bridge Creek and Marvida.

(2) Basketball Courts - The Grove at Canyon Lakes West.

*CURRENT BRIDGE CREEK AMENITIES - Pool, Clubhouse, Shade Structure, Dog Park, Fitness Trail, Butterfly Trail, Playground, Event Lawn, Food Truck Court, Parking Lot.

Bridge Creek is part of the SG2 Home Owners Association which also includes the master-planned communities of Canyon Lakes West and Miramesa at Canyon Lakes West. These communities share their amenities with Bridge Creek so owners within the SG2 HOA have access to all above mentioned amenities.

They are also serviced by the same professional property management company.

GOLF ACCESS

CLUB MEMBERSHIPS

The initiation fee is waived for Sterling Country Club or Houston National membership. If a resident resigns and then comes back to the club, the reinstatement fee to rejoin will need to be paid. However, the initial initiation fee of \$2,500 is waived.

GOLF

Bridge Creek residents will receive two rounds of golf at Houston National each year. These two rounds are limited to Monday-Friday. Or, the resident can exchange the Monday - Friday tickets for one round of golf on the weekend. If Sterling CC tee time is available, residents can play Sterling CC at no extra charge. Bridge Creek residents will receive 25% off the posted green fee rate. All tee times must be made by calling the golf shop and stating they are a Bridge Creek resident.

FOOD

The buy one entrée, get a second entrée free offer is available to residents at both the Back Deck & Clubhouse. Some restrictions apply. See restaurants for details.

*Taxes, fees, golf club membership and tee time availability are subject to change without notification.



PART OF SG2 HOME OWNERS *Association*

Upon move-in, Bridge Creek residents will appreciate the professional property management company and all the services they provide.

2026 BRIDGE CREEK ANNUAL FEES

\$1,150.00 Annual Assessments

ONE-TIME FEES AT CLOSING

\$394 Administrative Fee

(33% of Base Annual Assessment)

\$220 Legacy Transfer Fee

\$287.50 Transfer Fee

ADOPT A SCHOOL FUND

\$100.00 for new homebuyers, \$100 for sellers, and 10% of annual maintenance fee for resale buyers. This fund benefits schools in the Cy-Fair Independent School District, bettering the greater community and helping preserve property values.

PROPERTY TAX RATES

Harris County.....	\$0.77
Cy-Fair ISD	\$1.06
Defined Area 1 (Mud Tax)	\$0.68
Harris MUD #165	\$0.82
Total.....	\$3.34

*Tax rates are for 2025.

MANAGEMENT COMPANY

PMG

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*All information (including, but not limited to prices, views, availability, incentives, floor plans, site plans, features, standards and options, assessments and fees, planned amenities, programs, conceptual artists' renderings and community development plans) are deemed reliable as of publication date but not guaranteed and remains subject to change daily or delay without notice. Floor plans and elevations are an artist's conception and not intended to show specific detailing. As-Built Condition will control. Price(s) shown may not reflect lot premiums, upgrades and options. All homes subject to prior sale. Maps and plans are not to scale and dimensions are approximate. Please see a Taylor Morrison Community Sales Manager or visit www.taylormorrison.com as applicable, for further details. Not an offer to sell in any jurisdiction where prohibited or otherwise restricted by law. ©January 2025, Taylor Morrison of Texas, Inc. All rights reserved.

Resident AMENITY LOCATIONS



1 CANYON LAKES WEST THE GROVE

Clubhouse, Fitness Facility, Junior Olympic Pool, Splashpad and Playground

2 MIRAMESA AMENITY VILLAGE

Clubhouse, Fitness Facility, Resort-Style Pool, Covered Pavilion, Dog Park and Playground

3 CANYON LAKES WEST THE MANOR AMENITY VILLAGE

Clubhouse, Fitness Facility, Resort-Style Pool, Covered Pavilion and Playground

4 BRIDGE CREEK THE COMMONS

Clubhouse, Fitness Trail, Resort-Style Pool, Covered Pavilion, Playground, Dog Park, Butterfly Trail, Food Truck Court and Event Lawn

5 MARVIDA ISLAND AMENITY VILLAGE

Clubhouse, Lazy River, Pool, Tennis Court, Dog Park, Sand Volleyball, Splash Pad, Playground, Bocce Ball Court, Pickleball Court, Basketball Court and Much More!