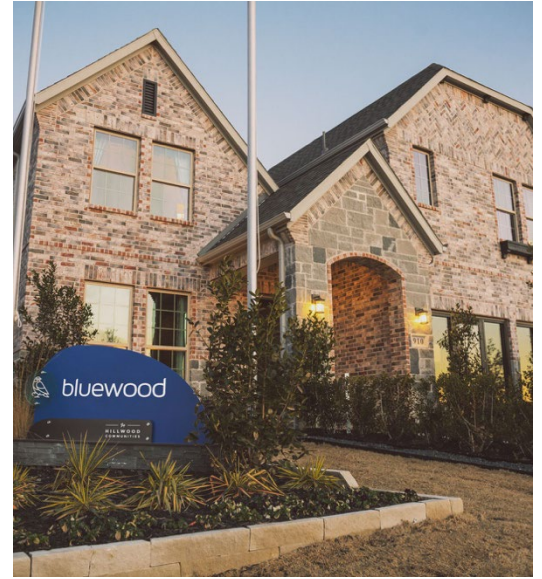


# bluewood

Community without compromise.



## Bluewood is a place to spread your wings.

Welcome home to Celina, Texas' most energetic residential community. Full of luxurious amenities including miles of hike-and-bike trails, abundant green spaces and an on-site elementary school in acclaimed Celina ISD, Bluewood is a community without compromise.

With homes from the \$200s, Bluewood is a community that you can easily call home.



## OUR BUILDERS:

- D.R. Horton
- First Texas Homes
- Lennar
- Meritage Homes
- M/I Homes

Homes from the \$200s

882 single family units conveniently located in Celina, TX, just minutes from North Dallas and the toll road.

BY HILLWOOD  COMMUNITIES

[bluewoodbyhillwood.com](http://bluewoodbyhillwood.com)

## Celina ISD Schools

Bluewood students attend highly-acclaimed Celina ISD schools — including our own on-site Donny O’Dell Elementary and other Celina ISD schools including Celina Middle School, Celina Junior High School and Celina High School.

## Celina, Texas

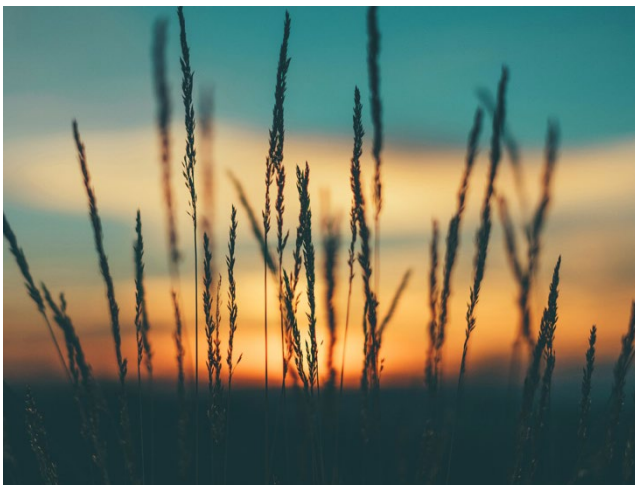
Bluewood is located within the City of Celina, which provides water, sewer, waste management, police and fire protection. Atmos Energy is the provider of Gas. GCEC provides electric, phone and fiber internet. AT&T provides phone, internet and cable TV.

## Bluewood Homeowners Association

The Bluewood HOA is managed by FirstService Residential with HOA Dues of \$550 per year. These fees cover the cost of maintenance of the common areas, the amenities, parks and the HOA management.

### *What is my tax rate in Bluewood?*

<b>City of Celina</b>	0.645
<b>Celina ISD</b>	1.64
<b>Collin County</b>	0.192246
<b>Collin County Community College</b>	0.07981
<b>Total Tax Rate</b>	2.557056



### What is a PID?

Bluewood is located in a PID (Public Improvement District). A PID is a special tool by cities to fund public infrastructure that specifically benefits the property within the PID. The Bluewood PID pays for the water, sewer, drainage, roads and open spaces that serve the Bluewood community. To finance these projects, the City issued PID Bonds which are repaid from the collection of special assessments (PID Assessments) levied on each lot within the community. A PID Assessment, once repaid, is never charged to that property again. The PID Assessment can be prepaid at any time. The PID Assessment varies by lot size.