

New Tenant Registration

2025/2026

WHAT NEW TENANTS
NEED TO KNOW



Meet Your On-Site Staff

- **Community Manager:** Olya Shockey-
Teravistamanager@Goodwintx.com
- **Assistant Manager:** Rena DeFelice-
Teravistaoffice@Goodwintx.com
- **Compliance:** Russ Boykin-
Teravistacompliance@Goodwintx.com
- **Lifestyle/Events:** Josh Lubbock-
Eventsteravista@Goodwintx.com



HOA Office

4211 Teravista Club Drive
Round Rock, Texas 78665
Office Phone: 512-310-7421

Emergency Text: 512-820-4218

General Community Information



3,384 homes across
1,400+ acres



40 Villages in Round Rock
& Georgetown ETJs



2 Amenity Centers, 3
pools, 2 gyms, pickleball
courts, tennis courts and
a dog wash station.



Over 10 miles of trails,
parks, and open spaces

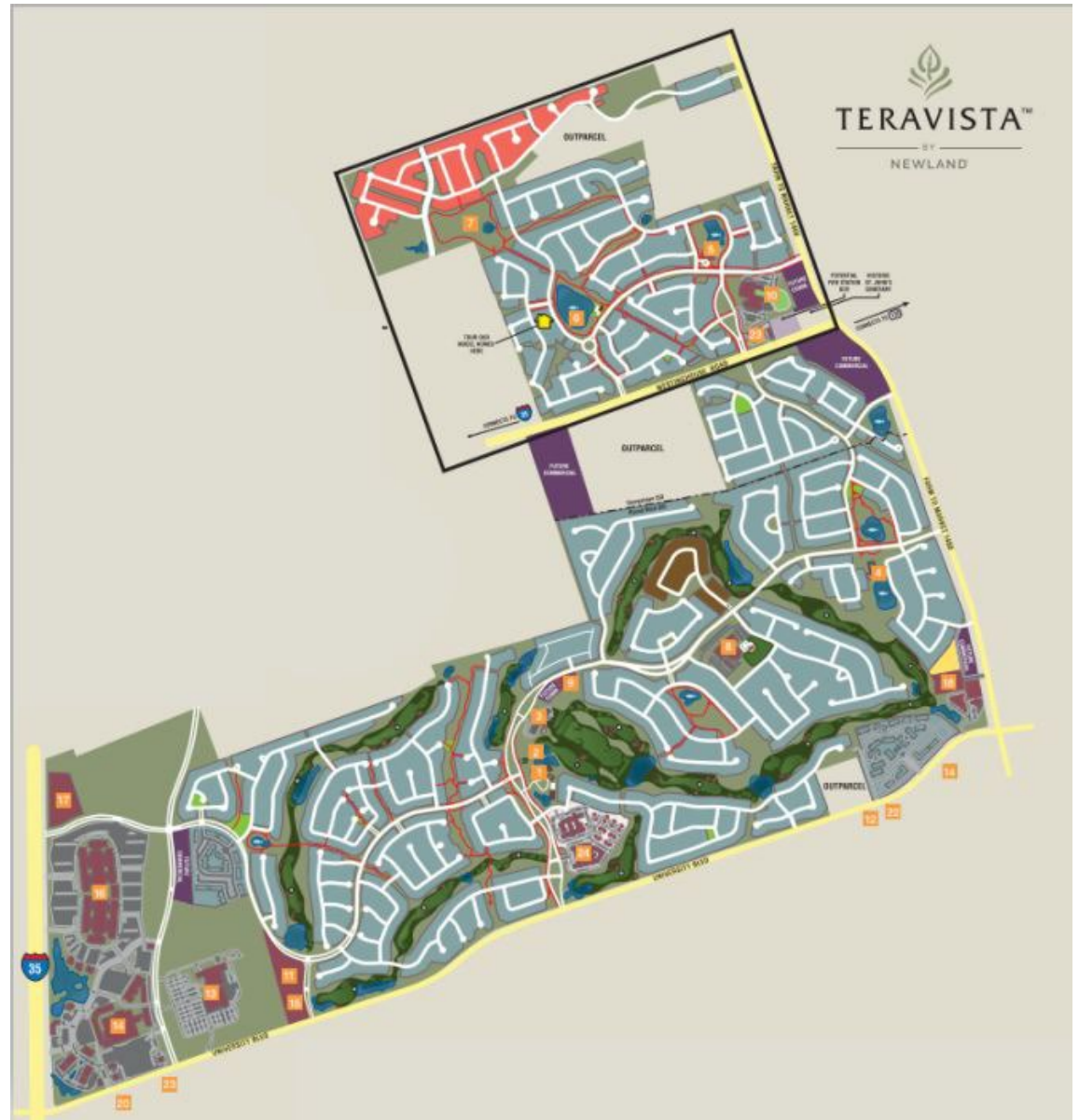


Teravista Golf Course
winds through the
community (not a part of
Teravista HOA)



Two elementary schools
within Teravista

Teravista Community Map



Website & Newsletter

TeravistaTogether.com –
Community News & Documents



[Monthly Newsletter](#) – Event
updates & HOA news



Social Media – [Facebook](#)



Amenities Overview

3 Pools, 2 Amenity Centers and 2 gyms

A light purple arrow pointing downwards from the first box to the second box.

Parks, playgrounds, pickleball courts, tennis courts and dog washing station

A light orange arrow pointing downwards from the second box to the third box.

10+ miles of scenic walking and biking trails

A light yellow arrow pointing downwards from the third box to the fourth box.

Teravista Golf Course (membership is required, contact the golf course)

Lifestyle Events & Community Engagement



YEAR-ROUND ACTIVITIES
FOR FAMILIES, CHILDREN,
AND ADULTS



GRADUATION
CELEBRATION, SPLASH
CINEMA, BACK TO SCHOOL
BASH



HOLIDAY FESTIVALS &
PARADES



FITNESS AND RECREATION
PROGRAMS



VOLUNTEER AND
SPONSORSHIP
OPPORTUNITIES

Top 5 Compliance Items

Street Parking

- Overnight street parking is prohibited.
- Vehicles must be parked in driveways or garages.
- Commercial vehicles, RVs, and trailers are not allowed on streets for extended periods.

Trash Container Storage

- Trash and recycling bins must be stored out of public view except on pickup day.
- Containers should be removed from the curb by the end of pickup day.

Lawn Maintenance

- Lawns must be mowed regularly and kept free of weeds.
- Landscaping beds should be maintained and edged.
- Dead or overgrown plants must be replaced/trimmed.

Signs

- Only real estate For Sale signs are allowed, following HOA guidelines.
- Political signs may only be displayed during designated election periods.
- No advertising or business signs are permitted.

Fence Maintenance & Repairs

- Fences must be maintained in good condition and appearance.
- Broken or leaning panels must be repaired promptly.
- Fences must be stained/painted in approved colors.
Behr Cedar Natural Tone ST-533

New Tenant Process

As a new tenant, you'll need to complete the following steps to receive your key fob for access to Teravista's amenities:

1. Complete the Tenant Occupant Form (2 pages). This form must be signed by both the tenant and the homeowner/property manager (see below).
2. Provide a document showing tenant(s) name and lease term dates.
3. Pay the \$25 Tenant Registration Fee (see below).
4. Tenant Registration Fee receipt to the HOA office.

All documents can be submitted in one email to: Teravistaoffice@goodwintx.com

Please note that key fob access will automatically deactivate on the lease expiration date. To avoid any interruption in access, an updated proof of lease term must be submitted to reactivate the fob.

Once all the steps above are completed and received, the tenant can pick up a key fob at the HOA office- 4211 Teravista Club Drive- Monday – Friday 9:00 AM – 5:00 PM.

Questions & Contact Information

- HOA Office: 4211 Teravista Club Drive, Round Rock, TX 78665
- Phone: 512.310.7421
- Property Manager: TeravistaManager@GoodwinTX.com
- Assistant Manager: General questions, ARC and HOA account inquires
TeravistaOffice@GoodwinTX.com
- Events: Event Room/pool reservations, Event questions and sponsorships
Eventsteravista@GoodwinTX.com
- Compliance: Enforcement/Compliance questions and report a violation
TeravistaCompliance@GoodwinTX.com
- Emergency Text: 512.820.4218
- Website: www.TeravistaTogether.com