

# Anderson Mill West

Welcome to the Neighborhood!



### Leander Independent School District

Our children attend Cypress Elementary, Cedar Park Middle, and Cedar Park High, all of which are within walking distance.

[www.leanderisd.org](http://www.leanderisd.org)

## About Our Neighborhood

Anderson Mill West (AMW) is a beautiful, mature residential neighborhood located between northwest Austin and the City of Cedar Park.

Homes in AMW are located in either Travis County or Williamson County. Although your mailing address will say "Cedar Park," our neighborhood is not located within city limits, but within the city's extraterritorial jurisdiction. Since we are not located in the city, AMW is governed and



### Water Service

Set up your account: [www.wtcmud1.org/pay-my-bill](http://www.wtcmud1.org/pay-my-bill)



### Trash & Recycling

Both are picked up every Monday. Learn more at [www.wtcmud1.org/trash-recycling](http://www.wtcmud1.org/trash-recycling)



### Municipal Utility District

Learn more about our municipal utility district at: [www.wtcmud1.org](http://www.wtcmud1.org) or visit us during normal business hours at 1000 Old Mill Road.



### Neighborhood Association

AMW has a very active and dedicated neighborhood association. Visit their website to learn more about your new neighborhood: [www.amwna.net](http://www.amwna.net)

serviced by a Municipal Utility District, Williamson Travis Counties Municipal Utility District 1 (WTCMUD 1). The WTCMUD 1 functions like a small government and provides many of the services that would otherwise be provided by a city, including sewer and water service, waste management, and park management. AMW has over 1000 homes and is the largest neighborhood in the WTCMUD 1.

## Deed Restrictions

All properties in AMW are subject to deed restrictions, which were established years ago by our neighborhood's developer.

Deed restrictions are rules that regulate the use and appearance of lots in a subdivision for purposes of preserving the character and quality of the neighborhood.

The deed restrictions for the different sections of the AMW neighborhood were written at the time each section was developed. Therefore, the restrictions do vary somewhat depending on what part of the neighborhood you live in. To view your property's deed restrictions, see the [AMW section boundaries map](#) to



figure out which section you live in, and then visit the [WTCMUD 1 website](#) to view the applicable deed restriction document.

If you have questions about your deed restrictions, or if you have received a violation, want to report a violation, or believe violations in your area are not being adequately addressed, please see the [WTCMUD 1 website](#) for the appropriate contact information.

Although the Anderson Mill West Neighborhood Association has no authority to enforce deed restrictions, please reach out to them if you are having any problems or concerns. The [AMWNA website](#) provides additional information and details about our deed restrictions.

## PARKS AND RECREATION

The WTCMUD 1 manages its own park and recreation system, which encompasses roughly 27 acres. Tennis Courts, park pavilions, and our Lakeline Oaks community building are all available for reservation via the WTCMUD 1 website.

Anderson Mill West Park (2900 El Salido Pkwy) is the central jewel of our neighborhood. The space includes multiple shaded play structures, tennis courts, a basketball court, sand volleyball court, and a huge covered pavilion.

