

TRI-COUNTY POINT PROPERTY OWNERS ASSOCIATION, INC.

14 County Road 480 * Palacios, Texas 77465

Tel. No. (361)-972-3998 Fax No. (361)-972-0309

E-mail www.tricounty@outlook.com * Web Site tricountypoa.org * Facebook Tri-County Point POA

Welcome to Tri-County Point Boca Chica

Helpful Information:

ANNUAL MAINTENANCE FEES. Annual maintenance invoices are mailed in October of each year. Each property owner is assessed \$125.00 per lot per year. The annual maintenance fee is due after March 31 of each year and subject to penalties. These funds are used for maintenance of all common facilities and areas, swimming pools, parks, roads, the community center, equipment, and employee salaries.

Mowing – Each property owner is responsible for mowing and maintaining his property and culverts. If you choose not to maintain your lot, the POA will maintain it for you, as prescribed in **2.5 (f) General Restrictions Relating to All Lots in the Subdivision.**

Mowing is scheduled monthly as needed at a cost of \$55.00 per lot (\$45.00 with contract), per mowing, for standard sized lots.

There is NOT a “Do Not Mow” list. If you do not want the POA to mow your property, you must keep it mowed.

TRASH. Property owners are responsible for disposing of their own trash. Under no circumstance can household trash be left at the pools or parks. You will be billed for any unauthorized disposal.

LIMBS AND SHRUB TRIMMING. Property owners are responsible for disposing of their own limbs, shrub trimmings, grass clippings, etc. You will be billed for any unauthorized disposal.

PROPERTY OWNER’S MEETINGS – Dates vary for POA meetings. You can find all current information on our website, Facebook Page, posted on our information board located in the office, and emailed.

Utility Fees – Water \$35.00 monthly and New Install \$500.00. Sewer \$22.00 monthly and New install \$1000.00

BUILDING PERMITS - New construction and any type of property modifications must be approved by the POA Board BEFORE work is begun. All Liens & Assessments must be paid in full before any application is approved. Applicant will be notified when application is approved or rejected. Permits must be picked up from the office and displayed prominently on your property before work is begun.

- Golden Crescent Emergency Services: 361-578-1587 is the first place you want to call to get your 911 address.
- All building permits must contact **Lori McLennan** at **Jackson County** code enforcement office in **Edna: 361-782-7552.**
- Water and Sewer – Contact the POA for proper paper work.
- To set up electric you can use Jackson Electric Coop.: 361-782-7193 Or AEP: 877-373-4858
- Trash service **T.L. Service** 361-284-3263
- Aerobic System Companies **Lone Star** 361-782-2421 **Hurts** 361-771-3451

PETS – Pets must be kept on a leash any time they are off the owner’s property. Pet owners are responsible for any damage or disturbance their pets may cause. Failure to abide by this restriction will result in non-compliance fees being assessed to the owners account.

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Application for Construction over 600sq ft:

Return application by **CERTIFIED MAIL WITH RETURN RECEIPT** to the address above OR **HAND DELIVER** to the Tri-County Point POA office with application fees.

Property Owner Name (s): _____

Property Owner Phone #: _____

Property Owner Address: Section: _____ Block: _____ Lot: _____ 911 Address: _____

Briefly describe the improvements to be made and attach detailed plans and specifications, a plat plan and a list of materials, including samples of paint, siding and/or brick color(s): _____

Who will perform the work? _____ Contact # _____

Pursuant to **Article VIII, Section 5** of the Association's By-Laws, the rights and authority of the Control Committee (the "Committee") are vested in the Board of Directors of the Association (the "Board").

It is required by the Deed Restrictions that any homeowner considering improvements to their property must make application to the Board for approval.

Relative to any application submitted to the Board, the Lot Owner(s) shall be required to make advance payment to the Association for a non-refundable administrative fee to offset the Association's costs of reviewing the application and accompanying plans and specifications submitted, regardless of whether any such application is approved or denied/disapproved.

- *I understand that Tri-County Point Property Owners Association's Board of Directors requires three signatures for improvement applications and will act upon this request as soon as possible. However, the approval can take up to 21 days.*
- *I agree not to begin improvements until I pick up my permit and post permit in my yard.*
- *I understand that all work must be completed within 180 day's from the approval date, unless otherwise stated.*
- *I have been offered a copy of the Utility's Texas Water Commission approved Tariff, given the water & sewer agreement and agrees to pay the rates in the Tariff and abide by the requirements in this application.*

Applicant's Signature: _____ Date: _____

Office Use Only

Date Received: _____ Initials: _____

☐ Completed Application

☐ Pictures of requested improvement(s)

☐ Permit Plat

☐ Application fee

☐ Approval from Jackson County

☐ Current with all POA fees and dues

Reason: _____

☐ \$125.00 Application Fee Paid by

☐ Current with the POA

☐ **Approved**

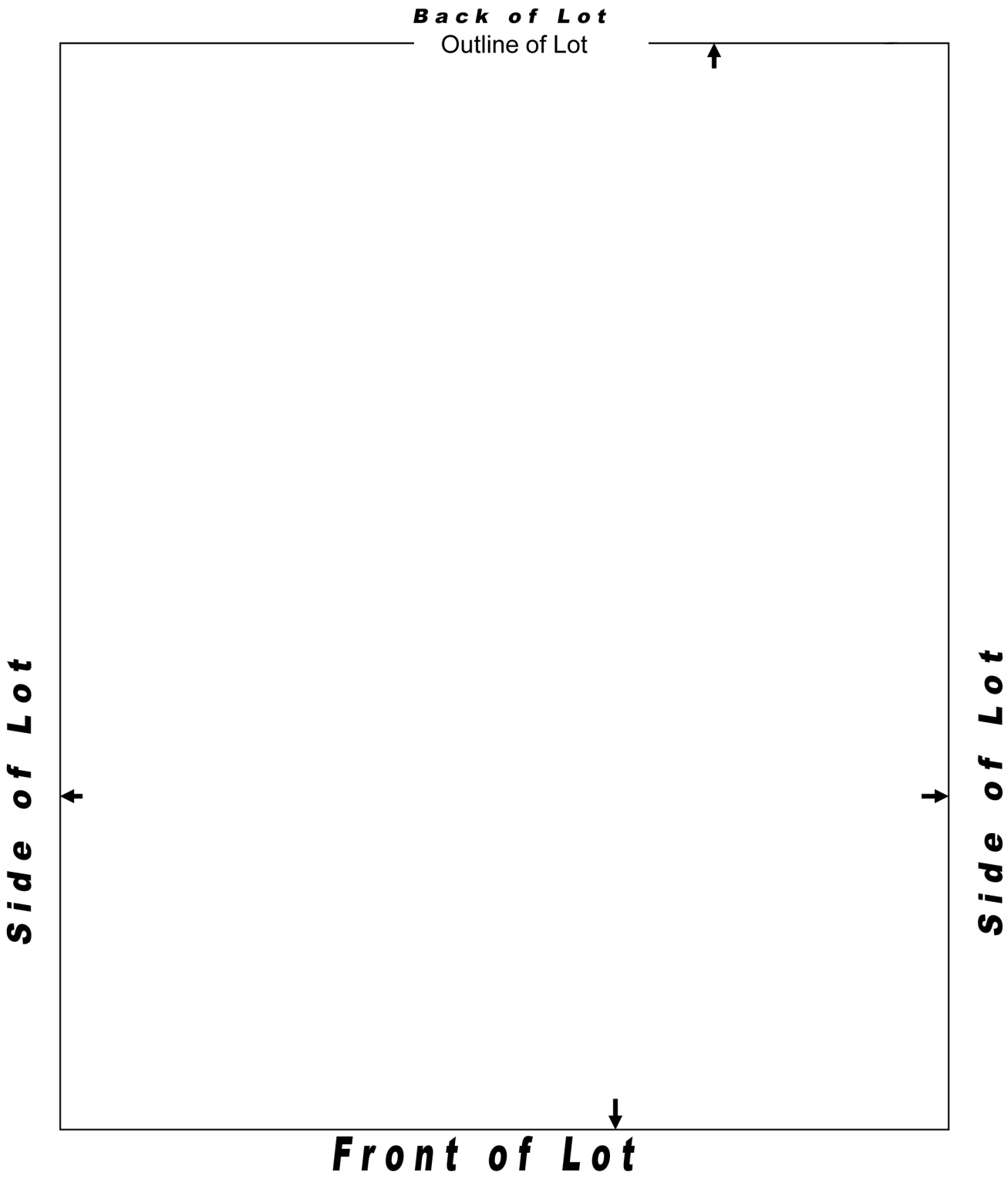
☐ **Denied**

☐ **Incomplete**

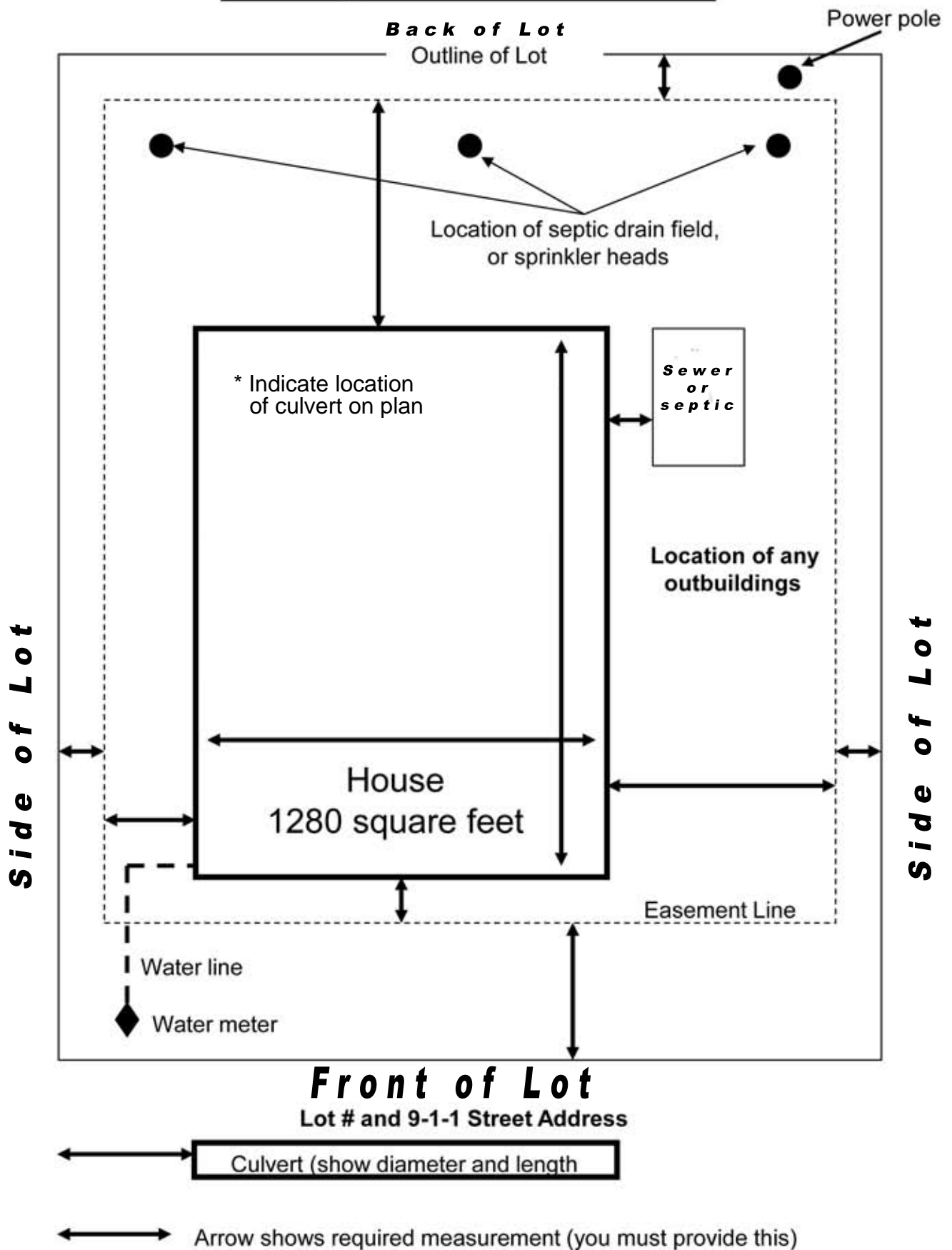
Board of Directors Signature: _____ Date: _____

Board of Directors Signature: _____ Date: _____

Board of Directors Signature: _____ Date: _____



Example of Permit Plat



MINIMUM SQUARE FOOTAGE & SET BACK LINES

SECTION ONE

Single Family Residence **MINIMUM** 700 sq. ft. living space

Lots 3 thru 14 Block D-Single Family Residence **NOT LESS** than 900 sq. ft. living space

Mobile Home Lots: Block B- Lots 15 thru 22 **NOT LESS** than 600 sq. ft. living space

SET BACK LINES: 40 ft. from the front - 20 ft. from the rear and sides

SECTION TWO

Single Family Residence **MINIMUM** 700 sq. ft. living space

Mobile Home Lots: Block A- Lots 30 thru 52 **NOT LESS** than 600 sq. ft. living space

SET BACK LINES: 40 ft. from the front - 20 ft. from the rear and sides

SECTION THREE

Single Family Residence **NOT LESS** than 700 sq. ft. living space

Mobile Home Lots: Lots 240 thru 288 & Lots 302 thru 378 **NOT LESS** than 600 sq. ft. living space

SET BACK LINES: 40 ft. from the front - 15 ft. from the rear - 5 ft. from the sides

SECTION FOUR:

Single Family Residence **NOT LESS** than 900 sq. ft. living space

Single Family Residence Lots 12 thru 35 & Lots 226 thru 280 **MINIMUM** 1,200 sq. ft. living space

SET BACK LINES: 40 ft. from the front - 15 ft. from the rear - 5 ft. from the sides

SECTION FIVE:

Single Family Residence **MINIMUM** 700 sq. ft. living space

SET BACK LINES: 40 ft. from the front - 15 ft. from the rear - 5 ft. from the sides

SECTION SIX:

Single Family Residence **MINIMUM** 700 sq. ft. living space

SET BACK LINES: 40 ft. from the front - 15 ft. from the rear - 5 ft. from the sides

SECTION SEVEN:

Single Family Residence **MINIMUM** 700 sq. ft. living space.

SET BACK LINES: 40 ft. from the front - 15 ft. from the rear - 5 ft. from the sides

SECTION EIGHT:

Single Family Residence **MINIMUM** 700 sq. ft. living space

SET BACK LINES: 40 ft. from the front - 15 ft. from the rear - 5 ft. from the sides