

**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](mailto:www.tricounty@outlook.com) \* Web Site [tricountypoa.org](http://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 you 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.

**TRI-COUNTY POINT PROPERTY OWNERS ASSOCIATION**

**14 County Road 480, Palacios, Texas 77465  
Tel. No. 361-972-3998 \* Fax No. 361-972-0309  
Email: tricounty@outlook.com**

**Application for Culvert:**

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.

Boca Chica deed restrictions require that, prior to use of your lot, the owner must install an all-weather driveway 20 feet wide from the edge of the street to the edge of the front line. This driveway shall contain a drainage culvert not less than 15 inches in diameter and not less than 20 feet in length.

In order to maintain and/or improve the efficiency of our drainage system, the TRICOPPA Board of Directors now require a permit to be issued for the driveway as described above. No construction can be started until the permit application has been approved.

Any construction that is begun without a valid permit having been issued and conspicuously displayed on the property will be in non-compliance and penalty fees will be assessed. The matter may also be subject to further actions and subjecting you to possible attorney fees, court, and other applicable fees. Reasonable access to your property by members of the TCPPOA Board of Directors is hereby granted to determine compliance and progress until such time as the project is completed.

**This signed Culvert Requirement form must be accompanied by:**

- 1. A completed Construction Permit Application package showing all materials and installation methods.
- 2. One copy of a scaled drawing showing property lines, easements, and the location and width of culverts and driveways.
- 3. Current with all POA fees and dues

# TRI-COUNTY POINT PROPERTY OWNERS ASSOCIATION

14 County Road 480, Palacios, Texas 77465  
Tel. No. 361-972-3998 \* Fax No. 361-972-0309  
Email: tricounty@outlook.com

## Material Specifications

Approved materials: (specify your choice)

- \_\_\_\_\_ 1. Commercial grade galvanized steel  
\_\_\_\_\_ 2. Plastic pipe with ribbed exterior and smooth interior  
\_\_\_\_\_ 3. Other, please describe \_\_\_\_\_

Minimum length of culvert is 20" (not including any apron.) Minimum inside diameter of round culvert: 15", unless otherwise specified by TCPPOA.

## Installation Specifications

Culverts and any extensions must be buried to a depth that allows the complete drainage of ditch water without obstruction. The minimum depth is 3" or as otherwise determined the TCPPOA Board of Directors.

Culverts must be covered with a minimum of 4" of crushed rock, gravel, concrete or other material to be approved by the TCPPOA. Culvert ends must be no closer than 5' to any property line.

- Completed Application       Permit Plat  
 Application fee               Current with all POA fees and dues

- ***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: \_\_\_\_\_

---

### For Office Use Only

Date Received: \_\_\_\_\_ Initials: \_\_\_\_\_  Approved  Denied  Incomplete

Reason: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

- Application fee               Current with all POA fees and dues

Board of Directors Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Board of Directors Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Board of Directors Signature: \_\_\_\_\_ Date: \_\_\_\_\_