

TRI-COUNTY POINT PROPERTY OWNERS ASSOCIATION

ASSOCIATION'S CURRENT ADMINISTRATIVE POLICIES REGARDING ARCHITECTURAL REVIEW AUTHORITY

[Recorded Pursuant to Section 209.00505, Title 11, Texas Property Code]

TRI-COUNTY POINT PROPERTY OWNERS ASSOCIATION (the "Association") is a Texas Non-Profit Corporation and a property owners' association. The undersigned, being the Association's President and a Director of the Association, submits this instrument on behalf of the Association. This instrument supersedes only the portions of any prior Association instruments pertaining to the herein described matters filed by the Association. The Association certifies as to the following:

- I. The name of the Subdivision(s) is/are BOCA CHICA, Sections One (1) through Eight (8), inclusive.
- II. The name of the Corporation is TRI-COUNTY POINT PROPERTY OWNERS ASSOCIATION, sometimes referred to herein as the "Association."
- III. The Association has jurisdiction over the Boca Chica Subdivision, Sections One (1) through Eight (8), inclusive. The maps or plats, respectively, are recorded in the Plat Records of Jackson County, Texas, as follows:
 - 1) Section One (1)-- Slide 156-B;
 - 2) Section Two (2)-- Slide 157-A;
 - 3) Section Three (3), Phase One (1)-- Slide 160-B;
 - 4) Section Three (3), Phase Two (2)-- Slides 161-A and 161-B;
 - 5) Section Four (4)-- Slides 162-A and 162-B;
 - 6) Section Five (5)-- Slide 163-B;
 - 7) Section Six (6)-- Slide 170-A;
 - 8) Section Seven (7)-- Slides 169-A and 169-B; and
 - 9) Section Eight (8)-- Slides 171-A and 171-B.
- IV. The "Restrictions" for each Section of Boca Chica Subdivision are recorded in the Deed Records of Jackson County, Texas, as follows:
 - 1) Sections One (1) and Two (2) -- Vol. 618, P. 1035 et. seq. and Vol. 619, P. 451 et. seq.;
 - 2) Section Three (3), Phases One (1) and Two (2), Section Four (4) -- Vol. 627, P. 1018 et. seq.;
 - 3) Section Five (5) -- Vol. 648, P. 208 et. seq.;
 - 4) Section Six (6) -- Vol. 667, P. 820 et. seq.;
 - 5) Section Seven (7) -- Vol. 667, P. 829 et. seq.; and
 - 6) Section Eight (8) -- Vol. 680, P. 1052 et. seq.
- V. The Association's architectural review authority may be referred to as "Architectural Control Committee," "Architectural Committee," "Architectural Review Committee," "Architectural Standards Committee," "Committee" or other similar name. The Association's current Administrative Policies regarding Architectural Review are as follows:



1. Effective September 1, 2021, a person may not be appointed or elected to serve on an architectural review authority if the person is: (1) a current Board member; (2) a current Board member's spouse; or (3) a person residing in a current Board member's household.
2. The members of the architectural review authority are appointed by the Association's Board of Directors (the "Board"). The members of the architectural review authority are subject to being removed or replaced by the Board at any time. A member of the architectural review authority may resign at any time in writing or by electronic communication, effective upon the Association's receipt of such resignation.
3. The architectural review authority shall report its actions to the Board on a regular basis as established by the Board. The Board may appoint a Director liaison or liaisons for the architectural review authority so as to enhance communications between the architectural review authority and the Board.
4. Architectural standards and/or architectural guidelines are promulgated and implemented by the Board. The architectural review authority shall enforce any such Board approved standards/guidelines.
5. A decision by the architectural review authority denying an application or request by an owner for the construction of improvements in the subdivision may be appealed to the Board. A written notice of the denial must be provided to the owner by certified mail, hand delivery, or electronic delivery. The notice must: (1) describe the basis for the denial in reasonable detail and changes, if any, to the application or improvements required as a condition to approval; and (2) inform the owner that the owner may request a hearing before the Association's Board of Directors on or before the 30th day after the date the notice was mailed to the owner.
6. The Association's Board of Directors (the "Board") shall hold a hearing not later than the 30th day after the date the Board receives the owner's request for a hearing and shall notify the owner of the date, time and place of the hearing not later than the 10th day before the date of the hearing. Only one such hearing is required.
7. Pursuant to *Section 209.0051(h), Title 11, Texas Property Code*, an owner's appeal to the Board of a denial by an architectural review authority shall be heard in an open Board meeting for which prior notice was given to owners.
8. During a hearing, the Board or the designated representative of the property owners' association and the owner or the owner's designated representative will each be provided the opportunity to discuss, verify facts, and resolve the denial of the owner's application or request for the construction of improvements, and the changes, if any, requested by the architectural review authority in the notice provided to the owner.
9. Regarding an owner's appeal to the Board, the Board or the owner may request a postponement. If requested, a postponement shall be granted for a period of not more than 10 days. Additional postponements may be granted by agreement of the parties.
10. Regarding an owner's appeal to the Board, the property owners' association or the owner may make an audio recording of the meeting.
11. The Board may affirm, modify, or reverse, in whole or in part, any decision of the architectural review authority as consistent with the Subdivision's Declaration.

CERTIFICATION

“I, the undersigned, being the President of TRI-COUNTY POINT PROPERTY OWNERS ASSOCIATION, hereby certify that the foregoing Association’s Current Administrative Policies Regarding Architectural Review Authority were adopted by at least a majority of the Association’s Board of Directors, and such Policies/Guidelines have never been modified or repealed, and are now in full force and effect.”

TRI-COUNTY POINT PROPERTY OWNERS ASSOCIATION

By: Clint Hammonds
CLINT HAMMONDS, President

ACKNOWLEDGMENT

THE STATE OF TEXAS §
§
COUNTY OF JACKSON §

BEFORE ME, A NOTARY PUBLIC, on this day personally appeared CLINT HAMMONDS, President of TRI-COUNTY POINT PROPERTY OWNERS ASSOCIATION, a Texas Non-Profit Corporation, known to me to be the person whose name is subscribed to the foregoing instrument and, being by me first duly sworn and declared that he executed same in the capacity and for the consideration therein expressed, and as the act and deed of such Corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 12 day of January, 2021. NA



Heather Hawkins
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

After recording, return to:
Tri-County Point Property Owners Association
14 County Road 480
Palacios, Texas 77465-1642

TRI-COUNTY POINT PROPERTY OWNERS ASSOCIATION
Association’s Current Administrative Policies Regarding Architectural Review Authority

FILED and RECORDED

Instrument Number: 2022-00160 B: OR V: 653 P: 756

Filing and Recording Date: 01/12/2022 02:02:19 PM Recording Fee: 34.00

I hereby certify that this instrument was FILED on the date and time stamped heron and RECORDED in the OFFICIAL PUBLIC RECORDS of Jackson County, Texas.



A handwritten signature in black ink, appearing to read "KR Brooks", is written over a horizontal line.

Katherine R. Brooks, County Clerk
Jackson County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.