

# TRI-COUNTY POINT PROPERTY OWNERS ASSOCIATION, INC.

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## 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 late after March 31<sup>st</sup> of each year and subject to penalties. These funds are used for maintenance of all common facilities and areas such as, swimming pools, parks, roads, the community center, equipment and employee salaries.

**MOWING:** Each property owner is responsible for mowing and maintaining their own property and culverts. If you choose not to maintain your lot the POA will maintain it for you, as described in 2.5(f) General Restrictions Relating to All Lots in the Subdivision. Mowing is scheduled monthly as needed at a cost of **\$125.00** per mow. (There is NOT a "Do Not Mow" list. If you do not want the POA to mow, you must keep your property mowed.

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

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

**PROPERTY OWNER'S MEETINGS:** Dates vary for POA meetings. You can find all current information on our website, Facebook page, or in our office.

**UTILITY FEES:** Water \$35.00/month, for new install \$500.00. Sewer \$22.00/month, for new install 1000.00.

**PETS:** Pets must be kept on a leash anytime they are off of their owners' 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 charged to the owners account.

**BUILDING PERMITS:** New construction and any type of property modifications must be approved by the POA board **BEFORE** any work begins. All liens and Fees 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 in the office and displayed on owners' property before work begins and must remain on property until work is complete.

- **Golden Crescent Emergency Services:** 361-578-1587 call this for your 911 address
- **Building permits** contact Tina at Jackson County Code enforcement office in Edna, 361-782-7552.
- **Water and Sewer-** Contact POA office for proper paperwork
- **Electricity** : Jackson Electric Coop 361-782-7193, or AEP 877-373-4858
- **Trash Service** Trust Waste Solutions 979-257-3610
- **Aerobic System Companies** Lone Star 361-782-2421 Hurts 361-771-3451