

Tri-County Point Property Owners Association

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 any prior Association Records Production Policy 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 following Fee Schedule was approved by at least a majority vote of the Board of Directors of TRI-COUNTY POINT PROPERTY OWNER'S ASSOCIATION (the "Board"), at a duly called Meeting of the Board, at which Meeting a quorum was present.

2022-01011 B: OR V: 659 P: 559 MISC
04/05/2022 08:18 AM Total Pages: 4 Fee: 34.00
Katherine R. Brooks - Jackson County, TX



Adopted January 08, 2022

Tri-County Point Property Owners Association Fee Schedule

14 County Rd 480
Palacios, TX 77465

Architectural Controls Committee Fee Schedule

New Home -\$125.00
Manufactured Home - \$125.00
Storage Unit - \$125.00
Carport / RV cover - \$125.00
RV - \$125.00
Culvert - \$50.00
Fence - \$25.00
Variance - \$75.00
Additions / Improvements - \$50.00
Permit Extensions - \$25.00
Non-Compliance - \$250.00

Tri-County Property Assessment Yearly Dues

\$125.00 per year / lot

Water/ Sewer Fees

Water Meter install \$500.00
Sewer Install \$1000.00
Water / Sewer Transfer \$50.00
Disconnect Fee \$30.00

All credit card transactions have a 3.5 % transaction fee for all fees listed above.

Certification

"I the undersigned, being the President of TRI-COUNTY POINT PROPERTY OWNERS ASSOCIATION, hereby certify that the forgoing Fee Schedule was adopted by at least a majority of the Association's Board of Directors, and such Fee Schedule is 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 03 day of April, 2022



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

FILED and RECORDED

Instrument Number: 2022-01011 B: OR V: 659 P: 559

Filing and Recording Date: 04/05/2022 08:18:11 AM 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.