

**BOARD RESOLUTION REGARDING INTERPRETATION OF GOVERNANCE
APPLICABILITY AND ARCHITECTURAL OVERSIGHT
SECTION 5 COMMERCIAL – BOCA CHICA SUBDIVISION**

WHEREAS, the Board of Directors of the Tri-County Point Property Owners Association has reviewed available records and historical information, including but not limited to:

- a. Deed restrictions applicable to Section 5 and Section 8 of the Boca Chica Subdivision;
- b. The 1999 Agreed Final Order Approving Settlement;
- c. Recorded plats, including Section 5 (Slide 163-B) and Section 5 Commercial (Slide 164-A);
- d. Deeds, affidavits of authority, management certificates, and other recorded documents; and
- e. Historical records of developer land sales, architectural requests, approvals, enforcement actions, and compliance; and

WHEREAS, based on the timing, structure, and content of the recorded documents, together with historical practices, the Board recognizes that the Boca Chica Subdivision reflects what has been treated historically as a common or general scheme of development and governance across multiple sections including Section 5 Commercial; and

WHEREAS, the Board recognizes that Section 5 Commercial has historically been administered within the governance framework of the Property Owners' Association, including, participation in architectural review, enforcement, compliance, and consistent inclusion within the Association's governance and assessment structure as reflected in recorded documents and long-standing administrative practice; and

WHEREAS, the Board further recognizes that owners of property within Section 5 Commercial have historically participated in the affairs of the Property Owners' Association, including voting, meetings, and other membership activities, consistent with the Association's long-standing treatment of such properties within its governance structure; and

WHEREAS, the Board recognizes that the administration of Section 5 Commercial properties has historically been carried out in a manner consistent with the overall development structure and governance of the subdivision, including the application of architectural review and related practices, with due consideration given to the commercial character of the property;

NOW, THEREFORE, BE IT RESOLVED, that the Board affirms that architectural review and approval requirements have been and shall continue to be applied to Section 5 Commercial properties, consistent with historical practices of the Association; and

BE IT FURTHER RESOLVED, that such architectural review shall be applied in a reasonable, consistent, and non-arbitrary manner, considering the commercial nature of the property; and


BE IT FURTHER RESOLVED, that in applying such review, the Board will consider:

- a. The purpose of maintaining overall appearance, order, and property values within the subdivision;
- b. Historical submission and approval of architectural requests for such properties; and
- c. The Association's long-standing exercise of architectural oversight; and

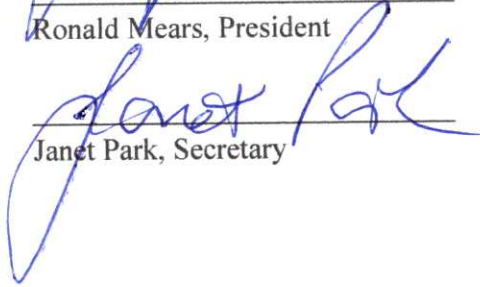
BE IT FURTHER RESOLVED, that applications shall be evaluated with due consideration given to the commercial character of the property, the overall purposes of the governing documents, and the Association's historical practices; and

BE IT FURTHER RESOLVED, that this resolution reflects the Board's good faith interpretation of the governing documents and continuation of historical administrative practices, and is subject to modification if additional documentation, a formal written legal opinion, or a judicial determination by a court of competent jurisdiction becomes available.

Adopted by the Board of Directors on this 30th day of April, 2026.



Ronald Mears, President



Janet Park, Secretary

CERTIFICATION

“I, the undersigned, being the President of Tri-County Point Property Owners Association, hereby certify that the foregoing BOARD RESOLUTION REGARDING INTERPRETATION OF GOVERNANCE APPLICABILITY AND ARCHITECTURAL OVERSIGHT SECTION 5 COMMERCIAL – BOCA CHICA SUBDIVISION was adopted by at least a majority of the Association’s Board of Directors, and that said policy has not been modified or repealed, and is now in full force and effect”

TRI- COUNTY POINT PROPERTY OWNERS
ASSOCIATION

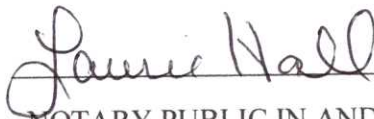
By: 
Ronald Mears, President

ACKNOWLEDGEMENT

THE STATE OF TEXAS §
 §
COUNTY OF JACKSON §

BEFORE ME, A NOTARY PUBLIC, on this day personally appeared RONALD MEARS, PRESIDENT for 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 she 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 30th day of April, 2026


NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

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

FILED and RECORDED

Instrument Number: 2026-01114 B: OR V: 752 P: 215

Filing and Recording Date: 05/04/2026 10:08:08 AM Recording Fee: 33.00

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.



KM Respondek

Katherine M. Respondek, 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.