

PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE
for
TRI-COUNTY POINT PROPERTY OWNERS ASSOCIATION
(In Compliance with Section 209.004 of Title 11 of the Texas Property Code)

THE STATE OF TEXAS §
 §
COUNTY OF JACKSON §

TRI-COUNTY POINT PROPERTY OWNERS ASSOCIATION (the "Association") is a Texas Non-Profit Corporation and a property owners' association. The Association's information required by *Section 209.004 of Title 11 of the Texas Property Code*, and certain other information the Association considers appropriate, is set forth herein. The undersigned, being the Association's President, submits this amended/updated Management Certificate on behalf of the Association. This instrument supersedes any prior Management Certificate(s) filed by the Association. The Association certifies as to the following:

1. The name of the Subdivision(s) is/are BOCA CHICA, Sections One (1) through Eight (8), inclusive.
2. The name of the Corporation is TRI-COUNTY POINT PROPERTY OWNERS ASSOCIATION, sometimes referred to herein as the "Association."
3. 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 Five Commercial (5C) -- Slide 164-A;
- 8) Section Six (6)-- Slide 170-A;
- 9) Section Seven (7)-- Slides 169-A and 169-B; and
- 10) Section Eight (8)-- Slides 171-A and 171-B.

4. 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.



5. The name and mailing address of the Association is: TRI-COUNTY POINT PROPERTY OWNERS ASSOCIATION, 14 County Road 480, Palacios, Texas 77465-1642 (Attention: Mr. Clint Hammonds, President / e-mail address: pres@tricountypoa.com or Attention: Ms. Laurie Hall, General Manager / e-mail address: office@tricountypoa.com).
6. The name, mailing address, telephone number, and e-mail address of the person managing the Association or the Association's designated representative is: Laurie Hall, Association General Manager, 14 County Road 480, Palacios, Texas 77465-1642; Telephone No. (361) 972-3998; and e-mail address: office@tricountypoa.com.
7. The Association's website is www.tricountypoa.com, and true and correct copies of the Association's dedicatory instruments are accessible to Association Members on this website.
8. The Amount and Description of Fees Charged by the Association relating to a Property Transfer in the Subdivision: A complete list of the fees and charges the Association may assess to be collected prior to or at the closing of a sale or refinance of a property in the Subdivision(s) is as follows: a) regarding a sale, an administrative Transfer Fee in the amount of \$300.00 is charged, payable to Tri-County Point Property Owners Association; b) if a Resale Certificate is requested, the fee for a Resale Certificate is \$150.00, payable to Tri-County Point Property Owners Association, and the fee for an updated Resale Certificate is \$75.00, payable to Tri-County Point Property Owners Association; and c) if a Resale Certificate or financial report is requested on an expedited basis, a fee for expediting is charged in the amount of \$100.00, payable to Tri-County Point Property Owners Association. The Association may require payment before beginning the process of providing a Resale Certificate but may not process such payment until the Certificate is available for delivery. A written request which does not specify the name and location to which the information is to be sent is not effective.
9. Other information the Association considers appropriate is as follows: (i) Meetings of the Association's Board of Directors are generally held at the Association's office located at 14 County Road 480, Palacios, Texas 77465-1642 or at the Association's Tri-County Point Community Center located at 829 County Road 477, Palacios, Texas 77465; (ii) meetings of the Association's membership are generally held at the Association's Tri-County Point Community Center located at 829 County Road 477, Palacios, Texas 77465; and (iii) a true and correct copy of this recorded and file-stamped amended/updated Management Certificate will also be electronically filed with the Texas Real Estate Commission ("TREC") so that the TREC may make the data accessible to the general public through its Internet website.

(Certification, Signature and Acknowledgment are Contained on Page 3 Hereof)

SIGNED on this the 9 day of October, 2025.

**TRI-COUNTY POINT PROPERTY OWNERS
ASSOCIATION**
(a Texas Non-Profit Corporation)

By: Clint Hammonds
CLINT HAMMONDS, President

ACKNOWLEDGMENT

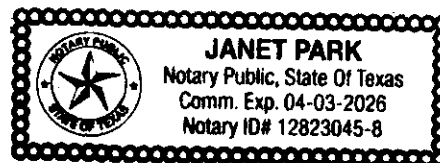
THE STATE OF TEXAS §
 §
COUNTY OF JACKSON §

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 9 day of October, 2025.

Janet Park
**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: 2025-02681 B: OR V: 739 P: 559

Filing and Recording Date: 10/14/2025 09:50:30 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.



KMRespondek

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.