TRI-COUNTY POINT PROPERTY OWNERS ASSOCIATION

PROPERTY OWNERS' ASSOCIATION NOTICE OF ANNUAL ASSESSMENT INCREASE

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 General Manager and Managing Agent, submits this instrument on behalf of the Association. This instrument supersedes any prior similar notice 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 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.

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. **Background:** The Restrictions provide, in pertinent part, as follows: "The Declarant, for each lot owned by it within the Subdivision, hereby covenants, and each owner of any lot in the Subdivision covenants and agrees and is deemed to covenant and agree to pay to the ... Association...: (1) annual assessments or charges, and (2) special assessments for capital improvements ... The annual and special assessments, together with interest, costs, and reasonable attorney's fees, shall, to the full extent permitted by law, be a charge on the lot subject to this Declaration and shall be a continuing lien upon the property against which each such assessment is made. Each such assessment, together with interest, costs and reasonable attorney's fees, shall also be the personal obligation of the person

2026-02775 B: OR V: 764 P: 353 MISC
10/22/2026 11:17 AM Total Pages: 3 Fee: 29.00
Katherine M. Respondek - Jackson County, TX

who was the owner of each lot in the Subdivision at the time when the assessment fell due.... ....Each lot in the Subdivision shall be subject to an annual maintenance charge.... The ... Board of Directors of the Association ... may increase the amount of such annual assessment by twenty percent above the previous year's annual assessment. By vote of fifty-one percent (51%) of the members who are voting in person or by proxy, at a meeting called for the purpose of increasing the annual assessment, such annual assessment may be increased by more than twenty percent per annum over the previous year's annual assessment...." (emphasis added)

VI. **Annual Assessment Increase:** The current amount of the annual assessment, payable to the Association, is $216.00. **Commencing, January 1, 2027, the amount of the annual assessment will be increased to $259.00.** This action was taken by unanimous vote of the Association's Board of Directors at an open Board meeting, after proper notice to Members, at which meeting a quorum of Directors was present.

CERTIFICATION

"I, the undersigned, being the President of the TRI-COUNTY POINT PROPERTY OWNERS ASSOCIATION, hereby certify that the foregoing described annual assessment increase was adopted by at least a majority of the Association's Board of Directors, and such Board Resolution has never been modified or repealed, and is now in full force and effect."

TRI-COUNTY POINT PROPERTY OWNERS ASSOCIATION

By: _____
Ronald Mears, President

ACKNOWLEDGMENT

THE STATE OF TEXAS §
§
COUNTY OF JACKSON §

BEFORE ME, A NOTARY PUBLIC, on this day personally appeared RONALD MEARS, PRESIDENT of TRI-COUNTY POINT PROPERTY OWNERS ASSOCIATION, a Texas Non-Profit Corporation and Property Owners' Association, 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 21 day of October, 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, Texas 77465-1642

Laurie Lynne Hall
My Commission Expires
10/26/2026
Notary ID 134033981

FILED and RECORDED

Instrument Number: 2026-02775 B: OR V: 764 P: 353

Filing and Recording Date: 10/22/2026 11:17:27 AM Recording Fee: 29.00

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.

COUNTY OF JACKSON
STATE OF 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.