

Tri-County Point Property Owners Associations

Fee Schedule

TRI-COUNTY POINT PROPERTY OWNERS ASSOCIATION (the “Association”) is a Texas Non-Profit Corporation and a property owners association. The undersigned, being a Board Member of the Association, 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) Five Commercial (5C) -- 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.

Tri-County Point POA
14 County Road 480
Palacios, TX 77465

www.tricountypoa.com

Annual Assessment

2026 Annual Assessments will increase to \$216.00 per lot

Architectural Controls Committee Fees

- New Home - \$125.00
- Manufactured Home- \$125.00
- Detached Building \$125.00
- Carport/RV Cover - \$125.00
- RV Placement - \$125.00
- Culvert - \$50.00
- Fence - \$25.00
- Variance for Composite Building Site - \$75.00
- Additions/Modifications - \$50.00
- Approval Extension - \$25.00

Other Fees

Shredding of Non-Compliant Property - \$150.00

Amenity Access Cards – 1st card \$15.00, 2nd card \$25.00 (limit 2)

Replacement Amenity Cards - \$50.00 (previously purchased card(s) will be deactivated)

Administrative Fees for non-compliance/collections - \$25.00

Certified Mail Fees for non-compliance/collections - \$15.00

Late Fee (Annual Assessments) - 12% per annum beginning March 31st of each calendar year

Resale Certificate - \$150.00 per lot Updated Resale Certificate - \$75.00 per lot

Transfer Fee - \$300.00 per lot

Adopted this ____ day of _____, 2025 by the Board of Directors of Tri-County Point POA.

Signature: _____

Clint Hammonds, President

Signature: _____

Janet Park, Secretary