

**THUNDERBIRD POINT OWNERS ASSOCIATION**  
**471 County Road 2603, Pittsburg, TX 75686**

Welcome to Thunderbird Point! On behalf of the Owners Association, we would like to welcome you to our neighborhood. Over the coming months we look forward to meeting you whether it be walking down the streets, at the pool, or a community activity.

A board of volunteer directors governs the operation of your Owners Association. The Board of Directors is elected by the community to oversee the daily functions and financial responsibilities of the Association. The Board of Directors is responsible for maintaining members' compliance with the established Covenants, Conditions, Restrictions and By-Laws. They have specific provisions regarding what can and cannot be done on your property and inside the community. Please, take the time to read through these Governing Documents. When you purchased your property you should have been provided a copy of these documents. If not, they may be readily found on our website: [www.thunderbirdpoint.com](http://www.thunderbirdpoint.com). You may also contact the TPOA Secretary.

All property owners are required to pay homeowner assessments. These assessments provide for the maintenance of association owned facilities. Currently the annual assessment is \$200 per year and subject to change, due on June 30<sup>th</sup>. If your annual assessment was included in the closing costs of your property, please keep a copy of your contract for verification. If not, please contact our Treasurer to arrange payment. Assessments must be current to use any of the facilities. Pool access cards may be obtained from the Treasurer. Please contact our Treasurer and provide the following information: your current physical address, mailing address, primary and secondary email addresses, and primary and secondary phone number for our records.

Our association meets annually on the 3<sup>rd</sup> Saturday in July at 10:00 a.m. in the TVFD Fire station. All assessments must be paid in full to attend and vote. The Board of Directors meets on the 3<sup>rd</sup> Saturday of each month at 9:00 a.m., except for November and December. Minutes of all meetings are posted on our website [www.thunderbirdpoint.com](http://www.thunderbirdpoint.com).

As a new homeowner, you may already have some ideas on how you'd like to improve your property. The Association has an Architectural Control Committee to help maintain the quality of our neighborhood. Its function is to evaluate the plans for all improvements, repairs and remodeling (such as decks, fences, and replacement roofs, etc.) to ensure compliance with all Covenants, Conditions, Restrictions and By-laws. The purpose of this review is to protect our environment and maintain the value of our property. All modifications to your property must be submitted to the Architectural Committee for approval before any work begins. If work is started without prior approval, the homeowner risks

being cited for a violation and may be required to alter or remove the changes at significant additional cost.

All residents are reminded that the speed limit within our subdivision is 25 miles per hour. Please help us protect our children, bikers, pedestrians, etc. by obeying the speed limit.

We have built a caring community by facilitating strong friendships, educating our neighbors, and enhancing our neighborhood surroundings. We have many special activities during the year. The community website is updated frequently and is your single source for all information in our community. We invite you to join us at one of our meetings or special activities.

If you would like to serve our community by serving on the board of directors or on a committee, please contact the President or any member of the board of directors. Once again, welcome to our neighborhood.

Sincerely,

Your Board of Directors