

THUNDERBIRD POINT OWNERS' ASSOCIATION



July 1, 2026

Welcome to Thunderbird Point!

On behalf of the Owners' Association, we would like to welcome you to the 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 Thunderbird Point Owners' Association (TPOA). 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 (CCR) and Bylaws. 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 may have been provided with a copy of these documents. If not, they can be readily found on this website.

All property owners are required to pay homeowner assessments. These assessments provide for the maintenance of association owned facilities and use of facilities. Currently the annual assessment is \$300 per year (FY 2026-2027), and thereafter \$350 per year (FY 2027-2028) due on June 30 of each year. Assessments must be up to date to use any of the facilities. Access cards for the pool facility and boat ramp may be obtained by mailing a stamped self-addressed envelope to TPOA, 471 CR 2603, Pittsburg, TX 75686. Assessment payments may also be sent to this address. Please contact our Treasurer and provide the following information at your earliest convenience: 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 third Saturday in July at 10AM in the Thunderbird Volunteer Fire Department (TVFD) Building. All assessments must be paid in full to attend and vote. The Board of Directors meets on the third Saturday of each month at 9AM, with no meetings in November and December. Minutes of all meetings are posted on our website.

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 (ACC) to help maintain the quality of our neighborhood. The function of ACC is to evaluate the plans for all construction, improvements, repairs, and remodeling (such as slabs, decks, fences, and replacement roofs, etc.) to ensure compliance with the Covenants, Conditions, Restrictions and Bylaws. The purpose of this review is to protect our environment and maintain the value of our property. All

THUNDERBIRD POINT OWNERS' ASSOCIATION



modifications to your property must be submitted to the ACC for approval before any work begins; the forms are on this website. 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 MPH. Help us protect our children, bikers, pedestrians, etc. by obeying the speed limit. Pets must be restrained or confined to each lot inside a fenced area or within a residence. The lot owner is responsible for animals residing on his/her property.

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 and [Facebook page](#) are updated frequently and are your single best source for 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.

Once again, welcome.

Sincerely,

TPOA Board of Directors