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**RESOLUTION OF THE BOARD OF DIRECTORS OF  
HARBOR POINT PROPERTY OWNERS ASSOCIATION  
CONCERNING A SUBDIVISION PROPERTY TRANSFER FEE AND  
CONTRACT FOR DEED FILING REQUIREMENTS**

The Board of Directors (the "Board") of the HARBOR POINT PROPERTY OWNERS ASSOCIATION (The "ASSOCIATION" ), at a meeting of the Board on, November 7, 2023 at which a quorum of the Directors were present as required by the Bylaws of the Association, and after consideration, motion and vote, adopted by a unanimous vote of the directors present, the following resolution concerning a property transfer fee within the Harbor Point Subdivision and contract for deed filing requirements.

RESOLVED that the Association's formal policy as to a property transfer fee within the Harbor Point Subdivision and contract for deed filing requirements. shall be as follows:

1. The Board of Directors of the Harbor Point Property Owners Association, having previously voted unanimously on a resolution on December 6, 2022 to establish a Property Transfer Fee of \$150.00 for the transfer of property within the subdivision. This fee covers the administrative cost involved in providing applicable documents, rules, regulations and other items deemed appropriate to owners. This fee also covers the costs of creating new files and records necessary for Association administrative purposes. This resolution affirms this action.

2. **Contracts for Deed**

(a) The purchase of property within the Harbor Point Subdivision under a contract for deed does not automatically establish membership in the Association unless such contract is filed with the office of the Trinity County Clerk and a copy provided to the Association office. Such contract shall specify which party is responsible for Association Maintenance fees and Property taxes.

(1) If such contract is not filed with Trinity County, membership in the Association remains with the seller and the buyer has no voting rights. Any enforcement action taken by the Association for violation of deed restrictions or rules and regulations will be taken against the seller except for property damage caused by the buyer. Suspension of privileges to use any amenity remains with the seller except for non-curable violations which attach to the buyer.

(2) Delegation of Rights of Enjoyment. Any member's right of enjoyment in the Common Facilities may be delegated to the members of his/her family who reside in the Subdivision and such guests or buyers under a contract for deed as are allowed by any rules and regulations of the Association concerning such rights of enjoyment.

Such member shall notify the Secretary in writing of the name of any such person and of any relationship of the Member to such person. The rights and privileges of such person are subject to suspension under Article 111, 3 and Article V11 2b of the Association By-Laws

hereof, to the same extent as those of the Member. As to each membership which is held by other than a single individual, that is, a membership held by two or more persons, by a corporation on by a firm partnership, the use of the Association's facilities shall be only an individual person and the family of such individual person named by such member. In respect to any lot which is covered by a bona fide contract for deed, filed with Trinity County, the purchaser(s) rather than the seller(s) of such lot shall be entitled to membership unless such contract specifically provides otherwise.

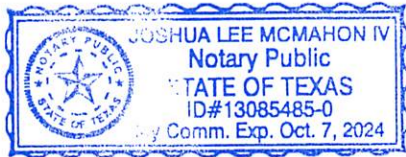
Executed on this 13<sup>th</sup> day of November, 2023

HP OWNERS ASSOCIATION, d/b/a HARBOR POINT PROPERTY OWNERS ASSOCIATION

By: Juanelle Harris  
JUANELLE HARRIS, President

THE STATE OF TEXAS    §  
  §  
COUNTY OF POLK       §

This instrument was acknowledged before me on the 13<sup>th</sup> day of November, 2023 by Juanelle Harris, President of the HP OWNERS ASSOCIATION, d/b/a HARBOR POINT PROPERTY OWNERS ASSOCIATION, on behalf of said Association.



John Lee McMahon IV  
Notary Public, State of Texas

AFTER RECORDING RETURN TO:  
HARBOR POINT PROPERTY OWNERS ASSOCIATION  
122 Trinity Drive  
Trinity, Texas 75862

**FILED**  
at 11:30 o'clock 7 M  
NOV 27 2023

Shasta Bergman  
SHASTA BERGMAN  
COUNTY CLERK, TRINITY CO., TEXAS

THE STATE OF TEXAS  
COUNTY OF TRINITY

I hereby certify that the instrument was FILED on the date and at the time stamped hereon by me and was duly RECORDED in the Official Public Records of Trinity County, Texas in the Volume and Page as noted hereon by me.

By: Shasta Bergman  
County Clerk, Trinity County  
Deputy