

202221

**2024 SECOND AMENDED CONSOLIDATED, RESTATED, AND AMENDED  
RESTRICTIONS SECTIONS A, B, D, E, F, G, H, AND I FOR  
HARBOR POINT SUBDIVISION, TRINITY COUNTY, TEXAS**

THE COUNTY OF TRINITY           §  
STATE OF TEXAS                   §

KNOW ALL MEN BY THESE PRESENTS:

This 2024 SECOND AMENDED CONSOLIDATED, RESTATED, AND AMENDED RESTRICTIONS SECTION A, B, C, D, E, F, G, H, AND I FOR HARBOR POINT SUBDIVISION is made and effective as of October 19, 2024, by the HP Owners Association, doing business as the Harbor Point Property Owners Association.

WHEREAS, Harbor Point Resort Company, L.P., a Texas limited partnership, was the owner and developer, with its principal office in Trinity, Trinity County, Texas, (hereinafter called "Developer"), being the record owner of that certain tract of land which has heretofore been platted into that certain subdivision known as "Harbor Point Subdivision", (hereinafter called "Harbor Point" and/or "Subdivision"), in Trinity County, Texas, according to the plat of said subdivision recorded in the office of the County Clerk of Trinity County, Texas, and recorded in the Official Public Records of Trinity County, Texas, at Cabinet A. Slide 305 [Section A], Slide 306 [Section B], Slide 307 [Section C], Slide 308 [Section D], Slide 309 [Section E], Slide 322. [Sections F&G] Slides 312 and 320. [Section H], and Slide 313 [Section I], reference to which is hereby made for all purposes: and

WHEREAS, the Developer, on February 11, 1991, executed "Subdivision Restrictions" for Sections A, B, D, and E, and filed same on February 12, 1991 at Vol. 497, pages 545, et seq., Official Public Records, Trinity County, Texas; and

WHEREAS, the Developer, on April 28, 1991, executed "Subdivision Restrictions" for Section C, and filed same on May 2, 1991 at Vol. 502, pages 166. et seq., Official Public Records, Trinity County, Texas; and

WHEREAS, the Developer, on August 2, 1994, executed "Subdivision Restrictions" for Sections F and G, and filed same on August 17, 1994, at Vol. 554, pages 487 et seq., Official Public Records, Trinity County, Texas; and

WHEREAS, the Developer, on April 4, 1994, executed "Subdivision Restrictions" for Section H, and filed same on April 12, 1994, at Vol. 549, pages 216, et seq., Official Public Records, Trinity County, Texas; and

WHEREAS, the Developer, on January 16, 1995, executed "Subdivision Restrictions" for Section I, and filed same on January 16, 1995, at Vol. 561, pages 462 et seq., Official Public Records, Trinity County, Texas; and

WHEREAS, on February 14, 1991 Articles of Incorporation for HP Owners Association were filed with the Texas Secretary of State's Office, and a Certificate of Incorporation was issued under number 01182632-01; and

WHEREAS, HP OWNERS ASSOCIATION filed an Assumed Name Certificate on July 26, 2002, at Vol. 5, page 8 et seq., Assumed Name Records, Trinity County, Texas, giving notice of doing business as Harbor Point Property Owners Association; and

WHEREAS, the Developer, by that certain document entitled "Assignment of Developer's Rights", executed on June 4, 2002, and filed of record at Vol. 685, pages 132 et seq., Official Public Records of Trinity County, Texas, assigned to the HP Owners Association all of developer's rights, as more particularly set forth therein; and

WHEREAS the above referenced deed restrictions all provided, in part, under ¶ 18 (and under ¶ 15 for Section C), for amendment of the deed restrictions after December 31, 2010:

At any time after December 31, 2010, any provisions contained in these Subdivision Restrictions (except as hereinafter provided) may be amended or repealed, in whole or in part, by the vote of at least two-thirds of the votes cast at a meeting of HP Owners Association duly convened, provided that prior written notice is mailed to each member of said Association (at the most recent address shown for such member in the records of said Owners Association) generally describing any proposed amendment or repeal to be voted on at such meeting. Any

such amendment or repeal must be recorded in the Office of the County Clerk, Trinity County, Texas, and shall be effective upon the date of such recordation; and

WHEREAS, the members of HP Owners Association, doing business as the Harbor Point Property Owners Association, did, at a meeting of the members, make certain amendments to the Deed Restrictions, as more specifically set forth by that certain "2011 Amended Restrictions Sections A, B, C, D, E, F, G, H, and I for Harbor Point Subdivision, Trinity County, Texas". ("2011 Amendments"), which amendments were filed at Vol. 885, pages 641 et seq., Official Public Records of Trinity County, Texas, and which 2011 Amendment approved the consolidations of the deed restrictions for Sections A, B, D, E, F, G, H, and I for Harbor Point Subdivision, Trinity County, Texas; and

WHEREAS, the members of HP Owners Association, doing business as the Harbor Point Property Owners Association, did, at a meeting of the members, make certain amendments to the Deed Restrictions, as more specifically set forth by that certain "Consolidated, Restated, and Amended Restrictions Sections A, B, C, D, E, F, G, H, and I for Harbor Point Subdivision, Trinity County, Texas" ("2012 Amendments"), which amendments were filed at Vol. 898, pages 8 et seq., Official Public Records of Trinity County, Texas, and which 2012 Amendment approved the consolidations of the deed restrictions for Sections A, B, D, E, F, G, H, and I for Harbor Point Subdivision, Trinity County, Texas; and

WHEREAS, the members of HP Owners Association, doing business as the Harbor Point Property Owners Association, did, at a meeting of the members, as provided by the deed restrictions, did make certain amendments to the Deed Restrictions, as more specifically set forth on that certain "Consolidated, Restated, and Amended Restrictions Sections A, B, D, E, F, G, H, and I for Harbor Point Subdivision, Trinity County, Texas" ("2012 Restrictions"), which amendments were filed at Vol. 898, pages 84 et seq., Official Public Records of Trinity County, Texas, and which 2012 Restrictions approved the consolidations of the deed restrictions for Sections A, B, D, E, F, G, H, and I for Harbor Point Subdivision, Trinity County, Texas; and

WHEREAS, the members of HP Owners Association, doing business as the Harbor Point Property Owners Association, did, at a meeting of the members on October 22, 2016, as provided by the deed restrictions, did make certain amendments to the Deed Restrictions, as more specifically set forth on that certain "2016 Amended Consolidated, Restated, and Amended Restrictions Sections A, B, D, E, F, G, H, and I for Harbor Point Subdivision, Trinity County, Texas" ("2016 Restrictions"), which amendments were filed at Vol. 978, pages 501 et seq., Official Public Records of Trinity County, Texas, and which 2016 Restrictions approved the consolidations of the deed restrictions for Sections A, B, D, E, F, G, H, and I for Harbor Point Subdivision Trinity County, Texas; and

WHEREAS, the members of HP Owners Association, doing business as the Harbor Point Property Owners Association, did, at a meeting of the members on May 5, 2018, as provided by the deed restrictions, did make certain amendments to the Deed Restrictions, as more specifically set forth on that certain "2018 Amended Consolidated, Restated, and Amended Restrictions Sections A, B, D, E, F, G, H, and I for Harbor Point Subdivision, Trinity County, Texas" ("2018 Restrictions"), which amendments were filed at Vol. 1003, pages 174 et seq., Official Public Records of Trinity County, Texas; and

WHEREAS, the members of HP Owners Association, doing business as the Harbor Point Property Owners Association, did, at a meeting of the members on May 4, 2019, as provided by the deed restrictions, did make certain amendments to the Deed Restrictions, as more specifically set forth on "2019 Amended Consolidated, Restated, and Amended Restrictions Sections A, B, D, E, F, G, H, and I for Harbor Point Subdivision, Trinity County, Texas" ("2019 Restrictions"), which amendments were filed at Volume 1022, Page 841 et seq., Official Public Records of Trinity County, Texas; and

WHEREAS, the members of HP Owners Association, doing business as the Harbor Point Property Owners Association, did, at a meeting of the members on October 15, 2019, as provided by the deed restrictions, did make certain amendments to the Deed Restrictions, as more specifically set forth on "2019 Second Amended Consolidated, Restated, and Amended Restrictions Sections A, B, D, E, F, G, H, and I for Harbor Point Subdivision, Trinity County, Texas" ("2019 Second Amended Restrictions") which amendments were filed at Volume 1032, Page 0265 et seq., Official Public Records of Trinity County, Texas; and

WHEREAS, the members of HP Owners Association, doing business as the Harbor Point Property Owners Association, did, at a meeting of the members on October 16, 2021, as provided by the deed restrictions, did make certain amendments to the Deed Restrictions, as more specifically set forth on this “2021 Amended Consolidated, Restated, and Amended Restrictions Sections A, B, D, E, F, G, H, and I for Harbor Point Subdivision, Trinity County, Texas” (“2021 Amended Restrictions”); which amendments were filed at Volume 1075, Page 0184 et seq., Official Public Records of Trinity County, Texas; and

WHEREAS, the members of HP Owners Association, doing business as the Harbor Point Property Owners Association, did, at a meeting of the members on May 7, 2022, as provided by the deed restrictions, did make certain amendments to the Deed Restrictions, as more specifically set forth on this “2022 Amended Consolidated, Restated, and Amended Restrictions Sections A, B, D, E, F, G, H, and I for Harbor Point Subdivision, Trinity County, Texas” (“2022 Amended Restrictions”); which amendments were filed at Volume 1093, Page 763 et seq., Official Public Records of Trinity County, Texas; and

WHEREAS, the members of HP Owners Association, doing business as the Harbor Point Property Owners Association, did, at a meeting of the members on October 15, 2022, as provided by the deed restrictions, did make certain amendments to the Deed Restrictions, as more specifically set forth on this “2022 Second Amended Consolidated, Restated, and Amended Restrictions Sections A, B, D, E, F, G, H, and I for Harbor Point Subdivision, Trinity County, Texas” (“2022 Second Amended Restrictions”) which amendments were filed at Volume 1098, Page 902 et seq., Official Public Records of Trinity County, Texas; and

WHEREAS, the members of HP Owners Association, doing business as the Harbor Point Property Owners Association, did, at a meeting of the members on July 15, 2023, as provided by the deed restrictions, did make certain amendments to the Deed Restrictions, as more specifically set forth on this “2023 Amended Consolidated, Restated, and Amended Restrictions Sections A, B, D, E, F, G, H, and I for Harbor Point Subdivision, Trinity County, Texas” (“2023 Amended Restrictions”) which amendments were filed at Volume 1114, Page 488 et seq., Official Public Records of Trinity County, Texas; and

WHEREAS, the members of HP Owners Association, doing business as the Harbor Point Property Owners Association, did, at a meeting of the members on May 4, 2024, as provided by the deed restrictions, did make certain amendments to the Deed Restrictions, as more specifically set forth on this “2024 Amended Consolidated, Restated, and Amended Restrictions Sections A, B, D, E, F, G, H, and I for Harbor Point Subdivision, Trinity County, Texas” (“2024 Amended Restrictions”) which amendments were filed at Volume 1131, Page 315 et seq., Official Public Records of Trinity County, Texas; and

WHEREAS, the members of HP Owners Association, doing business as the Harbor Point Property Owners Association, did, at a meeting of the members on October 19, 2024, as provided by the deed restrictions, did make certain amendments to the Deed Restrictions, as more specifically set forth on this “2024 Second Amended Consolidated, Restated, and Amended Restrictions Sections A, B, D, E, F, G, H, and I for Harbor Point Subdivision, Trinity County, Texas” (“2024 Second Amended Restrictions”)

NOW, THEREFORE, HP Owners Association, doing business as the Harbor Point Property Owners Association, (the “Association”), does hereby file these amended restrictions which are hereby impressed on the property covered hereby, the same being described by the plats identified above, and these restrictions and covenants shall run with the land:

### **Amended Restrictions and Covenants**

#### **1. Architectural Control Committee**

There shall be established an Architectural Control Committee composed of five (5) Members appointed by the Board to protect the owners of lots hereunder against such improper use of lots as will depreciate the value of said property; to preserve, so far as practicable, the natural beauty of said property; to guard against the erection thereon of poorly designed or proportioned structures built of improper or unsuitable materials; to obtain harmonious architectural schemes; to ensure the highest and best development of said property; to secure and maintain proper setbacks from streets and adequate free spaces between structures; and, in general, to provide adequately for a

high type of quality of improvements in said property, and thereby to enhance the value of investments made by purchases of lots therein.

## **2. Single Family Residential Purposes Only**

Subject to the provisions of numbered paragraphs 8 and 9 hereof, all its hereunder, and excepting Section C, is restricted to use for single-family residential purposes only, and no building shall be erected or maintained thereon other than a private residence (minimum floor area of 750 square feet on all lots hereunder) or a storage building (minimum floor area of 30 square feet), and subject to the following special provisions: a private garage and a private boathouse for the sole use of the purchaser of such lot; provided, however, that Lots 1 through 3, 34, 35, 52 and 53, Section A, are designated commercial and/or residential lots and may also be used for commercial purposes. No professional, business or commercial activity to which the public is invited shall be conducted on any lot. No commercial advertising sign of any kind shall be displayed to the public view on any lot within the subdivision, excluding the designated commercial lots in these deed restrictions. Lawn signs of not more than three (3) square feet in size advertising the property for sale or small signs used by builders and realtors during the construction. A commercial business located on the designated Section A lots shall not utilize the community trash collection facilities. There shall be permitted, on any lot hereunder, a stand-alone private temporary resident structure with a minimum floor area of 240 square feet or 100 square feet if used in conjunction with either a mobile home of less than 750 square feet, travel trailer, or motor home. The minimum floor area requirements stated hereinabove are exclusive of porches, stoops, open or closed carports, patios, and garages. No lot hereunder may be used as a residence or for permanent dwelling use unless a residential structure or camping equipment (other than a tent or other temporary camping equipment) complying with these restrictions has been placed or constructed on such lot and unless such structure or equipment has been connected to sewage disposal facilities installed by the Association or its designees. Effective 5-10-18, there will be no rental or lease properties allowed in Harbor Point. The existing residential rental properties, Lots E-42-43, I 130-131 and B-366-367 will be allowed until the property is sold at which time they will revert to no rental property.

## **3. Camping/Campers**

Camping shall be permitted on all lots but shall be limited to the use of camping trailers, van conversions, fifth-wheel trailers, mini-motor homes, travel trailers, motor homes, tents, and other camping shelters. There shall be no minimum floor area regarding such camping equipment; however, any such camping equipment must be of good appearance and in good repair and shall not be permitted on any lot if found unacceptable by the Architectural Control Committee. One camper per lot. Campers must be less than 15 years old and self-contained. The Board may grant an exception if campers are 15+ years old and meet the appearance deed restriction #12. If approved, the property owner shall complete an annual permit (no fee required) to be approved by the Architectural Control Committee. Tents must be removed when not in use or when unattended for longer than 24 hours. Converted buses may not be placed and may not remain on any lot. Pop-up campers must be folded down when unattended for longer than 24 hours. No trailer or building may be used for camping unless it is connected to a water and sewer system. Travel trailers may use the internal water system of the trailer and may utilize the Harbor Point sewage dump station. Harbor Point does not supply water to campers not utilizing and paying the applicable fees for the campground facilities. Storage buildings are not to be used for camping unless they are declared and permitted as a Camp Cabin and must be connected to water, sewer, and power. Camp Cabins must meet the building size requirement for temporary dwellings outlined in Section 2.

## **4. Architectural Standards**

Subject to the provisions of numbered paragraphs 8 and 9 hereof:

- (a) No used existing building or structure of any kind and no part of a used existing building or structure shall be moved on to, placed on, or permitted to remain on any lot; however property owners will be allowed to move structures as defined in Section 17. Used sheds can be brought into Harbor Point. All sheds brought into Harbor Point require an ACC permit and must meet the "SHED ACCEPTANCE CRITERIA". See Section 17.
- (b) All construction must be of new material, except stone, brick, inside structural material, or other materials used for antique decorative effect if such use is approved in writing by the Architectural Control Committee
- (c) No tar paper type roofing or siding materials will be used on any structure unless approved

by the Architectural Control Committee. Steel metal roofing or siding can be used if constructed of R, PBR, U, PBU and SSP panels. No tin, steel or plastic corrugated are allowed. For purposes of clarity "corrugated" is defined as sheets of tin, steel, plastic or fiberglass having parallel rows of folds that look like a series of waves when seen from the edge.

- (d) The exterior of any building (excluding roof, glass, and masonry) must be painted or stained. All buildings and structures shall be completely underpinned and under skirted within 90 days with no supports exposed to view except as approved by the Architectural Control Committee.
- (e) No natural drainage shall be altered, nor shall any drainage ditch, culvert, or drainage structure of any kind be installed or altered, nor shall any driveway, curb, or another such impediment to the free flow of water be installed or altered, without the prior written consent of the Association of the Architectural Control Committee. Culverts for the driveway on lots shall be mandatory (unless otherwise approved by the Architectural Control Committee) and shall be a minimum of eighteen feet (18') in length. Culvert sections shall be forty feet in length maximum. Culverts over forty feet (40') in length must have a three foot (3') minimum opening between culvert sections. The opening should be at the lowest point or the surrounding ground graded to allow water to enter the opening. Culverts shall be sized to carry the water flow and not impede water flow through the ditches. Each culvert will be a minimum of twelve inches (12") in diameter (unless approved otherwise by the Architectural Control Committee). HDPE corrugated plastic culvert with a smooth bore. Culverts shall be installed with the ends of the culverts set one inch (1") below bottom of the ditch to prevent pooling and washout and covered with sufficient top covering of dirt/clay to cover with a minimum of four inches (4") of soil.

#### **5. Fences, Other Structures and Improvements**

No building, fence, or other structure or improvements shall be erected, placed, or altered on any lot until two copies of the construction plans and specification (including specifications of all exterior and roofing materials, the color of paint or stain, plan showing the proposed location of the structure and such other matters as such Committee may reasonably request) has been submitted to and approved in writing by the Architectural Control Committee in all respects, including, but not limited to, the harmony of external design with existing structures and location concerning topography and finish grade elevation. If such construction, placement, or alteration is not commenced within (8) months of such approval, the approval shall be null and void. However, if the work is commenced and the resident wished to file an extension, the Board will consider an extension of (6) six months. No building exceeding two (2) stories in height shall be erected or placed on any lot except as approved by the Architectural Control Committee.

#### **6. Set Back Lines**

Subject to and without impairment of the easements reserved or granted in these restrictions and all rights or easements held by Developer or other, fences shall be permitted to extend to the boundary lines of all lots and/or tracts hereunder. No building, mobile home, camper, or structure other than a fence shall be located nearer to the side street line ten (10) feet or nearer to the side lot line or rear lot line than five (5) feet. "Side lot line", as used in this paragraph, in respect to any two or more contiguous whole and/or fractional lots owned by (and/or under a contract to be conveyed by the developer the same person or persons and used as a single building site, shall thereafter mean, respectively, and/or either of the two outermost side lot lines, considering said contiguous whole and/or fractional lots as one lot. No building, mobile home, camper, or structure shall be located nearer to the front line than (10) feet. No building, mobile home, or structure other than a fence shall be located or permitted to remain on or over any of the utility easements areas reserved or granted in these restrictions.

#### **7. Pets**

No animals, snakes, livestock, or poultry of any kind shall be raised, bred, or kept on any lot except dogs, cats or other common household pets may be kept provided they are not kept bred or maintained for commercial purposes. Pets must be restrained and confined on the owner's lot. Pets must be on a leash when away from the lot.

#### **8. Residential Use of Other Structures**

Subject to the remaining provisions of this paragraph, no shack, or an outbuilding (other than a private boathouse, garage, or storage building complying with these restrictions) shall be erected or placed on any lot, and no boathouse, garage, or storage building erected on any lot shall at any time be used as a dwelling, temporarily or permanently. Mobile homes may be placed and used on all lots hereunder only if same have been inspected by, and prior written approval of same has been granted by, the Architectural Control Committee. The Architectural Control Committee requirements are:

- (a) That the mobile home is of a late model (from Permit (15) years or less); however, any mobile home older than (15) years, may be acceptable, pending visual approval of the Board of Directors and the Architectural Control Committee permit approval; have a minimum floor area of 750 square feet on all lots hereunder; in good repair and of attractive design and appearance; under skirted within 90 days with material approved by the Architectural Control Committee, and securely anchored in accordance with the minimum requirements of the State of Texas.
- (b) That any mobile home not built by a commercial mobile home manufacturer be of a design, appearance, and quality comparable to those built by a commercial manufacturer.
- (c) That such mobile home must be lawfully connected to sewage disposal facilities installed by the Developer or its successors or assigns prior to occupancy.

Nothing in this paragraph prohibits the construction of a residence on lots referred to herein provided other paragraphs hereof are compiled no more than one residence or mobile home may be constructed and/or placed on any one lot.

#### **9. Guest Lot**

Any homeowner with three (3) or more lots adjacent to each other may utilize one of the lots as a guest lot. This lot may be utilized for a guest travel trailer or building (240 square foot minimum) if it is connected to the residence water and sewer system. Guests are not considered residents and must not remain longer than thirty (30) days on such lot. RVs may be used as full-time permanent housing If an Additional Structure is added on which is 750 square feet of living space or larger (not including the RV).

#### **10. Plumbing and Sewer**

No outside toilet or privy shall be erected or maintained on any lot hereunder. Any permanent dwelling must have power, water, and sewer and all be in service. The materials installed in, and the means and method of assembly of, all sanitary plumbing shall conform to the requirements of the Health Department of the State of Texas and the local authorities having jurisdiction. No sewage nor effluent shall be disposed of upon, in, nor under any lot hereunder except into waste disposal facilities installed by the Developer or its designees, without the written consent of the Association. Not more than one dwelling may be served by a single water or sewer connection.

#### **11. Completion of Improvements**

Any building, structure, or improvement commenced upon any lot shall be completed as to exterior finish and appearance within eight (8) months from the commencement date; however, with the approval of the Architectural Control Committee, an extension of up to six (6) months may be granted. See Section 17. No lot or portion of any lot shall be used for the storage of items or material except during the construction of a building. The Association shall have the right to enter the property where a violation exists and remove the incomplete structure or other items at the expense of the offending party.

#### **12. Property Appearance**

All vehicles (including but not limited to automobiles, trucks and motorcycles, watercraft, and trailers) kept on property owner's lots, must have current licenses, registration, inspections, and current TPWD stickers as applicable. All vehicles must be either road or water worthy. All lots shall be kept clean and free of any boxes, rubbish, trash, or other debris. Grass and weeds may not exceed (12) twelve inches in height. Inoperative household appliances including but not limited to refrigerators, freezers, dishwashers, washers, driers (including stackable or combination), water heaters, furnaces and fixtures not limited to toilets, sinks, showers and bath tubs shall not be placed outdoors on any lot. Small refrigerators (less than 5 cu. ft. and less than 40 inches in height), small ice makers, and chest freezers are allowed to be placed on porches or decks or as part of an outdoor

kitchen area. Full sized upright refrigerators and/or freezers (7 cu. ft. or larger) are prohibited on porches or decks unless masked from view and part of an outdoor kitchen area. It is the Owners responsibility to repair any damage to exterior components within 30 days.

### **13. Boat Ramp**

Swimming is prohibited at covered boat docks, boat ramp, boat ramp dock, and fishing pier.

### **14. Firearms/Fireworks**

The unlawful discharge of any firearm on any lot or common area shall be prohibited. Fireworks in Harbor Point are prohibited.

### **15. Noise Ordinance**

Quiet time in Harbor Point is from 10:00 PM to 8:00 AM. Excessively loud music is always prohibited in Harbor Point at any time

### **16. Recreational Vehicles**

Golf carts, side by side ETV's/UTV's both electric, diesel and gas, are permitted, however, they must be registered in the office and have lights if operated after dark. Diesel and gas powered vehicles must be maintained to factory specifications and NO modifications to the engine or exhaust system, no fuel or oil leaks. Property Owner must sign and agree to the Terms of Use.

### **17. Architectural Permits**

Application for property improvements permits are limited to 3 projects per permit. When more than 3 projects are requested, the property owner must submit multiple permits as required. Application for property improvements permit must be completed and signed by the property owner and approved by the Architectural Control Committee before any improvements can be made. This approval includes porches, decks, driveways, and add-ons. Improvements shall be completed within (8) months from the commencement date, Application for property improvements permit must be completed and signed by the property owner and approved by the Architectural Control Committee before any improvements can be made. This approval includes porches, decks, driveways, and add-ons. Improvements shall be completed within (8) months from the commencement date, however, with the approval of the Architectural Control Committee, an extension of up to six (6) months may be granted. Only one extension will be granted. Property must be clearly marked with a valid 911 address or Section and Lot Number where a 911 has not been assigned. Approval is contingent upon the status of the individual's account and will not be approved if in arrears or has unresolved deed violations. Deviation from the specification cited in this application and its attachments invalidate approval. No concrete trucks that are larger than 6 yards maximum and no 18 wheelers allowed inside the subdivision except for the waste truck and chemical truck at the sewer plant. All shed permits must have a "SHED ACCEPTANCE CRITERIA" form signed and attached to the permit. All concrete/asphalt pads, walkway, driveways and culvert permits must have a "CONCRETE/APHALT PADS, WALKWAYS, DRIVEWAYS AND CULVERT INSTALLATION GUIDELINES" form signed and attached to the permit.

Application for property improvement permit is not required for the following:

- a) Construction of handicap access ramps.
- b) Re-painting or re-roofing similar to current structure colors.
- c) Sprinkler systems, Generators, HVAC units.
- c) Landscaping, cutting trees, lot clearing, etc.
- e) Repairs when done within the existing structure footprint and with similar materials of construction.

A (No fee) permit is required for the following:

- a) Moving structures such as sheds and boat covers within Harbor Point.

Permit fees applicable is as follows:

General Permit \$30.00, Double Wide manufactured and modular homes \$400.00 entry fee, Single Wide manufactured home \$200.00 entry fee, New Home (stick built) a one (1) time \$200 fee. Cement truck \$35.00 per truck, Dump truck \$20.00 per truck. No fee will be charged for the removal of manufactured homes. All proceeds from permits will go towards

a road and bridge fund. Permits are to be filled out and signed by the property owner only, not the Contractor. The Architectural Committee is responsible for reviewing and contacting the owner of approval or denial within 10 business days of receiving the permit.

### **18. Utility Easements**

Perpetual easements are reserved for the installation and maintenance of utilities and all necessary appurtenances thereto, whether installed in the air, upon the surface, or underground, along with and within five (5) feet of the rear lot lines and side lot lines (other than street lines) of all lots and/or tracts hereunder, along with and within ten (10) feet of the street lines of all lots and/or tracts hereunder, and in the streets, alleys, boulevards, lanes, and roads of the subdivision. Nothing (including concrete slabs, decks, porches, steps, ramps or temporary/permanent structure, etc.) shall be placed or permitted to remain within the easement areas which may damage or interfere with the installation or maintenance of utilities except for a perimeter fence. A driveway and culvert may be placed in the easement on street side lot lines including asphalt and/or concrete construction. The easement area of each lot and all improvements within it shall be maintained by the owner or purchaser of the lot, except for those improvements for which an authority or utility company is responsible. Utility companies and their employees and agents shall have all the rights and benefits necessary or convenient for the full enjoyment of the right herein granted, including, but not limited to the free right of ingress from said right-of-way and easement, and the right from time to time to cut all trees, undergrowth and other obstructions that may injure, endanger, or interfere with the installation, maintenance, or operation of such utilities. The easement right herein reserved include- the privilege of anchoring any support equipment within the said easement and the right to install wires and/or cables over some portions of said lots and/or tracts not within said easement so long as such items do not prevent the construction of buildings on any of the lots and/or tracts of this subdivision. All such easements are reserved for the use and benefit of all utility companies serving or to serve the property hereunder for the construction, operation, and perpetual maintenance of conduits, poles, wires, and fixtures for electric lines, gas lines, telephone lines, water lines, sanitary and storm sewers, television cables, road drains and other public and quasi-public utilities. To the extent neither said construction, operation nor maintenance of any of the items mentioned in the preceding sentences of this paragraph has commenced along any respective lot, "side lot-lines," as used in this paragraph, in respect to any two or more contiguous whole and/or fractional lots owned by (and/or under a contract to be conveyed by the Developer) the same person or persons and used as a single building site, shall thereafter mean respectively, each and/or either of the two outermost side lot lines considering said contiguous whole and/or fractional lots as one lot. The Association may, on any lot and/or lots owned by it, construct, maintain, use and allow to be used by others, parks, swimming pools, boat ramps, fishing piers, playgrounds, community center buildings and other recreational and /or community facilities, campsites, camping pads, restrooms, sales offices, water plants, sewage treatment plants, and related pumping, storage, operation and maintenance facilities, and the like, and numbered paragraphs 2, 4, 5, 6, 7, 8, 11, and 19 hereof shall not apply thereto.

### **19. Maintenance Fees**

Subject to the provisions of numbered paragraph 22 hereof, as to each lot hereunder (other than any lots excluded from the provisions of this paragraph and pursuant to numbered Paragraph 18 here of, an assessment is hereby made.

- (a) All dues will be the same for each property owner. A monthly fee of \$37.50, billed every six (6) months. In addition, all lots will be assessed \$5.00 per month, being billed every 6 months.
- (b) All lots with a house or mobile home exceeding 750 square feet of living space (adjacent or non-adjacent lots) will be charged full dues even if rented. Any lot, regardless of adjacent or non-adjacent status, which is rented and/or leased, shall assume the full assessment, non-prorated, amounts for the billing period.
- (c) At any time and from time to time, HP Owners Association (a Texas non-profit corporation) may elect, by a majority vote of the entire Board of Directors plus the majority of votes cast at a meeting of the members of said Association duly convened, to increase such assessments, provided that prior written notice is mailed to each member of said Association (at the most recent address shown for such member on the records of said Association) stating either the exact amount or the maximum amount of such increase to be voted on at such meeting. An assessment shall accrue from the earlier of the date of the agreement for deed from the developer as the seller to a purchaser or of the conveyance by



the Developer as grantor.

- (d) Such assessment shall be and is hereby secured by a lien on each lot hereunder, respectively, and shall be payable to HP Owners Association, its successors and assigns, the owner of said assessment funds, on January 1 of each year; said assessment lien shall conclusively be attached to each lot and is an assessment to run with the ownership of said lots.
- (e) Such assessment shall be payable monthly, quarterly, semi-annually, or annually, either in arrears or in advance, as determined from time to time by HP Owners Association, except that such assessment shall never be payable more than twelve (12) months in advance. In the event such assessment is made payable in advance and except as otherwise required by law, there shall be no refund of paid but unaccrued assessment on account of any cancellation or repossession of a purchase contract or any transfer of an owner's or purchaser's interest in a lot.
- (f) If any such assessment is not paid in full by the forty-fifth (45<sup>th</sup>) day following the due date, therefore, the unpaid amount of such assessment shall be subject to a late fee of \$15.00 to be added to the amount for three (3) months per billing period. The Board of Directors may adopt a resolution on the enforcement of this deed restriction establishing the assessment.
- (g) The assessment lien described hereinabove shall secure payment of past-due unpaid assessment and any interest thereon plus any expenses incurred in attempting to collect same, including, without being limited to, reasonable attorneys' fees.
- (h) The amount of the maintenance fee may be adjusted as shall be determined by a majority vote of the members, represented in person, of the Association at the annual meeting or Special meeting called for that purpose of the HP Owners Association, at which a quorum of the members, represented in person is obtained. Notice shall be given to all lot owners of the said meeting and of the proposed maintenance fee to be determined for the next billing period. In the event the proposed maintenance fee fails to obtain necessary votes at the meeting, then the maintenance fee for the next billing period shall remain at the same amount as then currently set.

## **20. Road and Bridge Fee**

A monthly fee of \$7.50 will be applied to each Property Owner for the repair or resurfacing of the roads and replacement of culverts and bridges in Harbor Point. This fee will go into effect beginning October 2018 and will be billed every six months along with the maintenance fee billing as part of the regular assessment fee.

- (a) Such assessment shall be and is hereby secured by a lien on each to hereunder, respectively, and shall be payable to HP Owners Association, its successors and assigns, the owner of said assessment funds, on January 1 of each year; said assessment lien shall conclusively be attached to each lot and is an assessment to run with the ownership of aid lots.
- (b) Such assessment shall be payable monthly, quarterly, semi-annually, or annually, either in arrears or in advance, as determined from time to time by HP Owners Association, except that such assessment shall never be payable more than twelve (12) months in advance. In the event, such assessment is made payable in advance and except as otherwise required by law, there shall be no refund of paid but unaccrued assessment on account of any cancellation repossession of a purchase contract or any transfer of an owner's or purchaser's interest in a lot.
- (c) If any such assessment is not paid in full by the forty-fifth (45<sup>th</sup>) day following the due date, therefore, the unpaid amount of such assessment shall be subject to a late fee of \$15.00 to be added to the amount for three (3) months per billing period. The Board of Directors may adopt a resolution on the enforcement of this deed restriction establishing the assessment.
- (d) The assessment lien described hereinabove shall secure payment of past-due unpaid assessment and any interest thereon plus any expenses incurred in attempting to collect same, including, without being limited to, reasonable attorneys' fees.
- (e) The amount of the maintenance fee may be adjusted as shall be determined by a majority vote of the members, represented in person, of the Association at the annual meeting or Special meeting called for that purpose of the HP Owners Association, at which a quorum of the members, represented in person is obtained. Notice shall be given to all lot owners

of the said meeting and of the proposed maintenance fee to be determined for the next billing period. In the event the proposed maintenance fee fails to obtain necessary votes at the meeting, then the maintenance fee for the next billing period shall remain at the same amount as then currently set.

### **21. Subdivision Access Assessment**

A monthly fee of \$5.00 will be applied to each Property Owner for the purpose of offsetting the cost of maintaining a manned entrance gate for a minimum of 16 hours per day. This fee will go into effect beginning April 2023 and will be billed every six months along with the maintenance fee billing as part of the regular assessment fee.

- (a) Such assessment shall be and is hereby secured by a lien on each to hereunder, respectively, and shall be payable to HP Owners Association, its successors and assigns, the owner of said assessment funds, on January 1 of each year; said assessment lien shall conclusively to have attached to each lot and is an assessment to run with the ownership of aid lots.
- (b) Such assessment shall be payable monthly, quarterly, semi-annually, or annually, either in arrears or in advance, as determined from time to time by HP Owners Association, except that such assessment shall never be payable more than twelve (12) months in advance. In the event, such assessment is made payable in advance and except as otherwise required by law, there shall be no refund of paid but un-accrued assessment on account of any cancellation repossession of a purchase contract or any transfer of an owner's or purchaser's interest in a lot.
- (c) If any such assessment is not paid in full by the forty-fifth (45<sup>th</sup>) day following the due date, therefore, the unpaid amount of such assessment shall be subject to a late fee of \$15.00 to be added to the amount for three (3) months per billing period. The Board of Directors may adopt a resolution on the enforcement of this deed restriction establishing the assessment.
- (d) The assessment lien described hereinabove shall secure payment of past-due unpaid assessment and any interest thereon plus any expenses incurred in attempting to collect same, including, without being limited to, reasonable attorneys' fees.
- (e) The amount of the maintenance fee may be adjusted as shall be determined by a majority vote of the members, represented in person, of the Association at the Annual meeting or Special meeting called for that purpose of the HP Owners Association, at which a quorum of the members, represented in person is obtained. Notice shall be given to all lot owners of the said meeting and of the proposed maintenance fee to be determined for the next billing period. In the event the proposed maintenance fee fails to obtain necessary votes at the meeting, then the maintenance fee for the next billing period shall remain at the same amount as then currently set.

### **22. Use of Maintenance Fees**

The assessments described in Paragraph 19 hereof may be used for the construction, reconstruction, improvement and maintenance of roads and streets, swimming pool, parks, boat ramp, piers, playgrounds, cabanas, community buildings and other improvements in Harbor Point Subdivision, for the purchase and rental of land and other property and facilities by HP Owners Association, for security guards, for central garbage disposal containers at Harbor Point Subdivision, for insurance and for bond coverage related to such improvements, facilities, guards or personnel, for the payments of property and other taxes, for the payment of utility costs and maintenance expense of Section C of Harbor Point Subdivision and other areas designated by the Developer for periodic camping use, for the repayment of any advances which may be made by the Developer or its affiliates to cover the cost and expense of any such purposes and uses, and for any other uses approved by the Board of Directors of the Association. The use and benefit of the above-described improvements and facilities shall be restricted to the members of HP Owners Association, their families and authorized guests, owners, and purchasers of undivided interests in Section C of Harbor Point Subdivision and other areas designated by the Association for periodic camping use, and other persons and classes of persons designated by the Association. "Harbor Point Subdivision, "as such term is used herein, shall include the property covered by these restrictions and all other property in Trinity County, Texas, which may have heretofore or may hereafter be subdivided, platted, and/or designated by the Developer a portion of Harbor Point Subdivision. The lien securing such assessment shall be junior and subordinate to any lien which may be placed on any lot or any portion of any lot as security for an interim construction loan

and/or any permanent loan for financing improvements on said lot, and/or any purchase money loan for any lot on which a dwelling or building complying with these restrictions has therefore been constructed, and/or any lien held by the Association. Assessment against lots owned by the Developer shall accrue and liens securing same may attach, only during such times as a contract to purchase said lots are then in force and no assessment shall be made against the Developer nor against then unsold lots owned by it at any time (whether or not said lots have been previously sold and the contract canceled or otherwise terminated). At any time, as to any lot then owned by the Developer not covered by a contract with the Developer then in force to sell or reserve for sale such lot, and then accrued but unpaid assessments under this paragraph against such lot shall thereupon be automatically canceled.

### **23. No Subdivision of Lots**

No lot may be subdivided without the consent of the Association, which consent may be granted or withheld at the sole discretion of the Association. No lot or any part of a lot shall be used for a street, access road, or public thoroughfare without the prior written consent of the Association.

### **24. No Water Wells**

No water well shall be permitted on any lot hereunder except on such lots as may be hereafter specifically designated by the Association.

### **25. Use of Adjacent Lots**

This article is intended to comply with Section 209.015, Texas Property Code, and the Board of Directors is authorized to adopt such rules regulations, and resolutions to affect the intent of this Article.

- (a) As stated in this Section. "Adjacent Lot" means: (1) A lot that is contiguous to the primary lot that fronts on the same street; (2) with respect to a corner lot, a lot that is contiguous to the corner lot by either a side property line or a back property line; and/or (c) if permitted by the dedicatory instrument, any lot that is contiguous to another lot at the back property line. In no event shall more than three (3) lots shall be considered adjacent.
- (b) As used in these Bylaws, "Residential purpose" with respect to the use of a lot: (1) means the location on a lot of any building, structure, or other improvements customarily appurtenant to a residence, as opposed to using for a business or commercial purpose, and (2) includes the location on a lot of garage, sidewalk, driveway, parking area, children's swing or playscape, fence, septic system, swimming pool, utility line, or water well and, if otherwise specifically permitted by the dedicatory instrument, the parking or storage of a recreational vehicle.
- (c) An owner must obtain the approval of the Architectural Control Committee, based upon criteria described by the dedicatory instrument specific to the use of a lot for residential purposes including reasonable restrictions regarding the size, location, shielding, and aesthetics of the residential purpose before the owner begins the construction placement, or erection of a building, structure, or other improvements for the residential purpose on an adjacent lot.
- (d) An owner who elects to use an adjacent lot for residential purposes under this section shall, on the sale or transfer of the lot containing the residence: (1) include the adjacent lot in the sales agreement and transfer the lot to the new owner under the same dedicatory conditions or (2) restore the adjacent lot to the original condition before the addition of the improvements allowed under this section to the extent that the lot would again be suitable for the construction of a separate residence as originally platted and provided for in the conveyance to the owner.
- (e) An owner may sell the adjacent lot separately only for the purpose of the construction of a new residence that complies with existing requirements in the dedicatory instrument unless the lot has been restored as described in this Section 24.

### **26. Enforcement of Deed Restrictions**

Subject to the provisions of the last sentence of this paragraph, if any person or entity, as defined hereinafter, whether or not lawfully in possession of any real property hereunder, shall either:

- (a) Violate or attempt to violate any restriction or provision herein or

- (b) Suffer to be violated (with respect to the real property in which such person or entity has rights other than the rights granted by this sentence) any restriction or provision herein

It shall be lawful for Trinity County, HP Owners Association and/or any person or entity, as defined hereinafter, possessing rights with respect to any real property hereunder, to prosecute any proceeding at law or in equity against any such person nor entity violating, attempting to violate and/or suffering to be violated any restriction or provision herein to prevent such violation:

- (a) Recover liquidated damages or other dues for such violation
- (b) Recover court costs and reasonable attorney’s fees in such proceedings.

“Person or entity”, as used in the immediately preceding sentence hereof, shall include, but shall not be limited to, all owners and purchasers of any real property he under, as well as all heirs, devisees, assignees, legal representatives, and other persons or entities who acquire any of the rights (with respect to real property hereunder) of the owner or purchaser of any real property hereunder. Notwithstanding any other provisions hereof, the Association shall neither be liable nor be subject to any proceeding at law or in equity on account of any violation or attempted violation of any restriction or provision herein which occurs during such time as there is in force a contract to purchase the property where such violation or attempted violation take place.

**27. Liability**

Neither the association, the Developer, nor the directors, officer, or representatives of the Developer, nor the Architectural Control Committee, nor the members of said Committee, nor the directors nor officers of HP Owners Association, shall have any liability or responsibility at law nor in equity on account of the enforcement of, or on account of the failure to enforce, these restrictions.

**28. Amendment of Deed Restrictions**

At any time after December 31, 2010, any provisions contained in these Subdivision Restrictions (except as hereinafter provided) may be amended or repealed, in whole or in part, by the vote of at least two-thirds of the votes cast at a meeting of HP Owners Association duly convened provided that prior written notice is mailed to each member of said Association (at the most recent address shown for such member in the records of said Owners Association) generally describing any proposed amendment or repeal to be voted on at such meeting. Any such amendment or repeal must be recorded in the Office of the County Clerk, Trinity County, Texas, and shall be effective upon the date of such recordation.

**29. Developer**

The “Developer”, as such term is used herein, shall mean Harbor Point Resort Company, L.P. and/or any person or entity to whom Harbor Point Resort Company, L.P). may hereafter, from time to time, by document(s) recorded in the Office of the County Clerk, Trinity County, Texas, assign any or all the rights or powers of the Developer hereunder, and/or any successive assignees of such rights or powers.

**30. Invalidation**

Invalidation of any one or more of these covenants and restrictions by a judgment of any court shall in no way affect any of the other covenants, restrictions, and provisions herein contained, which shall remain in full force and effect.

These restrictions are effective upon filing in the County Clerk of Trinity County, Texas.

Executed on this 19th day of December, 2024.

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

By:   
\_\_\_\_\_  
GLENN SANFORD, President

THE STATE OF TEXAS §  
§  
COUNTY OF POLK §

This instrument was acknowledged before me on the 19th day of December, 2024 by Glenn Sanford, 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 FILING RETURN TO:  
Skelton Slusher Barnhill Watkins Wells PLLC  
501 W. Church Street  
Livingston, Texas 77351

at 11:20 FILED A o'clock A M

DEC 30 2024

*Shasta Bergman*  
SHASTA BERGMAN  
COUNTY CLERK TRINITY CO. TEXAS  
Deputy

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.

Shasta Bergman  
County Clerk, Trinity County

By: *Shasta Bergman* Deputy

