

HARBOR POINT PROPERTY OWNERS' ASSOCIATION
122 TRINITY DR., TRINITY TX 75862
OFFICE 936-594-7853 FAX 936-594-9959 GATE 936-594-2099
Email: office@harborpointpoa.net www.harborpointpoa.net
Office Hours: Tuesday – Saturday from 10:00AM to 2:00PM

DEED RESTRICTIONS HIGHLIGHTS

For the benefit of all property owners, the restrictions will be enforced.

Property lots in Harbor Point are restricted to use for single-family residential purposes only. No lot may be used as a residence or for permanent dwelling use unless a residential structure has been placed or constructed on such lot and unless such structure has been connected to sewage disposal facilities installed by Texas Water Utilities.

PERMANENT STRUCTURE REQUIREMENTS: (permanent dwellings not self-contained)

- No building shall be erected or maintained on these properties other than a private residence with a minimum floor area of **750** square feet excluding square footage of deck, porch, patio, carport and/or garage
- All dwellings must be connected to electricity, water and sewer
- All construction must be of new material (excluding stone, brick, and inside structural material). Residential structures must have new material on exterior surfaces (**NO** tar paper or tin)
- Mobile homes of late models (15 years or less) are allowed, and pictures are required
- Pictures are required on any prefabricated improvements
- All buildings and structures (excluding sheds) shall be completely underpinned and under skirted (no visible piers or tie downs) within 90 days of placement
- 2-story dwelling maximum
- No more than 1 residence or mobile home may be constructed or placed on any one lot
- RVs may be used as a permanent structure if an additional living space structure is added. The additional living space must be 750 square feet (minimum) excluding the RV square footage

Camping is permitted on all lots but limited to the use of camping trailers, van conversions, fifth-wheel trailers, mini-motor homes, travel trailers, motor homes, tents, and other camping shelters.

NON-PERMANENT STRUCTURE REQUIREMENTS: (RV'S, campers, and travel trailers self-contained)

- A stand-alone non-permanent structure for the use of private residence 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, a travel trailer, or motor home. The minimum floor area requirements are exclusive of deck, porch, patio, carport and/or garage square footage
- Must be less than 15 years old and self-contained
- Pop up campers and tents must be folded down when unattended for more than 24 hours
- No more than 1 travel trailer or portable camping building may be placed on any one lot

EFFECTIVE 5/10/2018, RENTAL OR LEASE PROPERTIES ARE PROHIBITED

STORAGE BUILDINGS: 30 square feet minimum

CULVERTS: 12-inch minimum diameter AND 18-feet minimum length

PERMITS:

A permit is required for all structures of any sort and almost all types of improvements. Examples are homes, mobile and modular homes, permanent and non-permanent dwellings, carports, garages, shops, awnings, storage buildings and sheds, porches, decks of any sort, walkways, fences, driveways, culvers, docks, boat houses, retaining walls, concrete pads and concrete walk, and remodels that change the footprint of the structure, etc. Any building, structure, or improvement commenced upon any lot shall be completed as to exterior finish and appearance within 8 months.

A permit is not required for handicap ramps, repainting or re-roofing similar to current structure colors, sprinkler systems, HVAC units, generators, landscaping, lot clearing, repairs done within existing structure footprint and with similar materials of construction.

A no-cost permit is required to install steps, move a shed, or carport/boat cover within Harbor Point and for travel trailers, RVs and campers.

ITEMS NOT ALLOWED:

Quonset huts, metal shipping containers, metal silos, converted buses, tree houses and permanent tents.

SETBACK LINES:

The building set back lines are **5'** from side and rear lot lines and **10'** from front lot line (including carports, garages, etc.)

HOUSEHOLD PETS: Pets are welcome but must be restrained and/or confined to the owner's lot. Pets must be on a leash when away from the owner's lot.

GUEST LOT:

Any homeowner with 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. Additional lot with livings quarters fee will be applied to the semi-annual maintenance dues.

PLUMBING AND WATER/SEWER:

No outside toilet or outhouse on any lot. No disposal of sewage/waste except into waste disposal facilities installed by Texas Water Utilities. Not more than one dwelling may be served by a single water or sewer connection. Water wells are not permitted.

PROPERTY APPEARANCE:

All property shall be kept clean and free of any boxes, trash, rubbish, or other debris. All vehicles kept on the owner's property must have a current license, registration, inspections, and must be either road or water worthy. Grass and weeds may not exceed **12** inches in height.

RECREATIONAL VEHICLES:

Golf carts, side by side ETVs/UTVs, both electric, diesel and gas, are permitted, however, they must be registered in the POA 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 (the Registration form) and pay the initial one-time \$10.00 registration fee.

PROPERTY OWNER ASSOCIATION – MAINTENANCE DUES:

Maintenance dues are billed Semi-Annually and are due April 1st, and October 1st.

Base Account Fee \$225.00

Road Maintenance Fee \$45.00

Security Gate Access Fee \$30.00

Semi-Annual Lot Fee \$30.00 (per each lot you own)