

DEED RESTRICTIONS SIMPLIFIED

Deed restrictions are a tool to “preserve and protect the value of land”. Developers such as Wiggins, who developed HHPOA, employ the restrictive covenants (or subdivision restrictions) to regulate the size and location of structures; quality, cost and design of improvements; setback and yard requirements; architectural styles and other uses of the property. Also the activity of the owners may be regulated. For example, certain commercial enterprises may be prohibited in exclusively residential areas.

Deed restrictions are governed by the Board of Directors. A committee (minimum 2) is appointed by the Board to assess the properties for violations within HHPOA.

Deed Restrictions are violations such as (but not exclusive to) overgrown lots, excessive trash, junk boats & vehicles, falling down structures, exterior issues, etc.

A violation letter may be sent to a resident, homeowner or renter a reminder to comply with the Deed Restrictions.

If you receive a letter and have further questions about the violation, please contact the POA Office.

The Board appreciates the efforts from the community in helping to maintain HHPOA.

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