

HH POA NEWS UPDATE:

Changes Effective & Enforced Immediately

STATE LAWS UPDATED & IMPLEMENTED 09/01/2021

Residents may not have known or understood Hawg Heaven Property Owners Association is governed by the Texas Property Code 209 and the governing documents (Deed Restrictions & Bylaws) of the association to protect each property owner's values. Over the years enforcement of the codes were implemented but efforts were challenged by lack of resident's help, lack of education and understanding, ever changing information and the board members being burnt out.

New efforts are being made to comply with the association's governing documents and the Texas State Property Law and each resident is needed to assist. This is not going to change overnight but overtime with your efforts, understanding and help in complying. By doing so, you assist the Board, the ARA committee and Deed Restrictions volunteers to maintain our property values, lights, roads, dock and playground. Your home is one of the biggest investments you will ever make.

HHPOA is a DEED RESTRICTION ASSOCIATION. The Restrictions are put into place to assure each home/property complies with the association governing documents, rules and regulations to assist in maintaining your investment.

DEED RESTRICTIONS COMMITTEE – 2 or 3 volunteer members of the association reports to the Board property violations including but not limited to:

- Falling down/collapsing structures
- Excessive trash, junk, etc.
- Inoperable vehicles, boats, ATV's etc.
- Operable / Inoperable vehicles, boats, ATV's etc., illegally parked or stored on streets
- Over grown lots, yards or ditches (creates rodent activity - health issue)
- Nuisance property running a business (example; mechanic shop)
- Abandon property and more

The Board will send a letter to ask the resident to comply with the Restrictions. If you receive such a letter, please assist or if you have questions call the HH POA Office @ (936) 594-1291.

Non-compliance will lead to a legal solution if necessary. The resident can be responsible for the association's legal fees. Please do not let a violation accelerate.

ARCHITECTURAL REVIEW AUTHORITY (ARA) - An effort to provide and protect each resident/property owners rights and values, it is required any homeowner/resident/property owner considering improvements (examples: homes, sheds, fencing, covers, roofing, driveways, culverts, pads, decks and outside buildings) either new or replacing fill out applications for improvement and return to the ARA prior to initiating work on the property.

2 or 3 volunteer members of the association **whom are independent of the Board**. Some duties include:

- New construction of undeveloped property/land including structures, septic, driveway, new fence etc.
- Complete replacement of existing fence and roof
- Add-ons such as garage, patio, etc.

REGULATION OF RESIDENTIAL LEASES OR RENTAL AGREEMENTS – HHPOA requires the following information be submitted to the association regarding a lease or rental applicant:

- (1) Contact information, including the name, mailing address, phone number, and e-mail address of each person who will reside at a property in the subdivision under a lease
- (2) The commencement date and term of the lease.

Rental of lots/property - Owners must fill out a Rental Agreement Form and return to the HHPOA office the week of tenant(s) moving in. Presently if an owner has tenant's, please fill out an application and return to the HHPOA office to come into compliance.

WWW.HHPOA.NET For complete information, please click on the “Documents” tab to access ARA Forms, Deed Restrictions, Rental Agreement and Bylaws.

Architectural Review Authority:

(903) 576-7296 or email: ara@hhpoa.net

Additional Information:

- TEXAS PROERTY CODE 209 <https://statutes.capitol.texas.gov/Docs/PR/htm/PR.209.htm>
- *UPDATE YOUR RECORDS AT THE OFFICE IF YOU HAVE BOUGHT OR PURCHASED ANY PROPERTY IN HH POA.*

Thank you for your assistance to make HHPOA a great place to live.

HHPOA Board of Directors, ARA Board and Deed Restrictions Committee