

# Point La Vista Property Owners Association Inc.

## Board Approved Rules and Policies

(as of 5/22/2021)

### Financial Rules

- 1985.1 The POA's Fiscal year runs ends December 31<sup>st</sup> each year (9/7/1985)
- 1993.6 Authorized the Secretary to sign checks in addition to the board (8/7/1993)
- 2001.1 Change bookkeeping to be January 1st to December 31<sup>st</sup> (10/29/2001)
- 2000.2 Re-imbursement of personal expenses such as travel, fuel, meals etc. be made for P.O.A. business (7/31/2000)
- 2002.1 All POA checks require two signatures (5/6/2002)
- 2004.1 Reduction of dues on lots that are past due, each situation will be considered and decided individually (3/7/2004)
- 2004.8 Two quotes from different companies are required on any expense incurred bt the POA exceeding \$1,000 if two or more companies are available to provide required services in the area (11/7/2004)
- 2007.1 Any project costing over \$500 be brought before the board for approval (8/25/2007)
- 2008.2 Milage reimbursement rate is the same as the current General Services Administration (GSA) Privately Owned Vehicle rate. (8/2/2008, revised: 5/22/21)
- 2014.1 Set payment for Secretary and Treasurer roles to \$125 per month each starting January 31, 2014 (1/18/14)
- 2015.2 Increase the POA dues to \$150 per lot beginning 2016 to be recorded on statements mailed on or about October 1, 2015 (7/11/2015)
- 2016.1 Set the pay for daily pool opening/closing and weekly cleaning at \$150 per week only during the weeks the pool is open or being prepared to open/close. (4/16/2016, revised: 5/22/21)
- 2020.3 Set the transfer fee when a lot sells at \$75 per lot (9/26/2020)
- 2020.4 Set a late fee of \$50 per lot after 60 days past due [starting with 2021 assessments due January 1<sup>st</sup> 2021] (9/26/2020)
- 2020.5 Set the fee of \$200 for providing a Resale Certificate when requested by a title company (9/26/2020)
- 2020.6 Eliminate the \$700 road fee and change the building free to \$1,000 (effective 9/26/2020)

2021.1 Approved complete fee schedule of:

**PLV Fee Schedule**

**Annual Dues (Mandatory for all owners):** \$150 per lot for 2021. Statements were mailed in October 2020; Due January 1<sup>st</sup>, 2021. A Late Fee will be applied if payment is received after March 2<sup>nd</sup>, 2021.

**Special Assessment (Mandatory for all owners):** \$0 per lot for 2021

**Boat Ramp/Storage Lot Key:** \$21 (non-refundable), but we would appreciate the keys returned when you sell or no longer need them

**Mowing/Adopt-A-Lot:** \$50 All lots must be mowed by June 1st each year by the lot owner. After June 1st and at the POA's discretion, they may arrange to have a lot mowed and charge the owner.

**Lot Cleanup:** \$100 Should it become necessary for the POA to arrange to have junk, debris, or unsightly accumulation of junk removed from a lot.

**NSF Fee:** Actual bank charges plus a \$40 fee for any check returned for insufficient funds (NSF).

**Late Fee:** \$50 per lot 60 days after due date, unless on a written and approved PLV payment plan. (Initiated by Board approved motion on 9/26/2020).

**Lot Transfer Fee:** \$75 If you are doing a private sale (no title company) you are required to notify the POA.

**Providing Resale Certificate:** \$200 when requested by a title company or private individual

**Lien Filing Fee:** \$50 (Henderson County charges \$34 to file the document.)

**Construction Fees:** \$1,000

**Failure to Cease:** \$250 per day when failing to cease construction after being notified

**Legal Fees:** The POA will charge the lot owner actual fees incurred for legal expenses when a lawyer is engaged.

**Budget Rules**

1993.2 Budget starting point should be based on projected dues receipts and possibly adjusted based on prior year actual income (from all sources), expenses and overall financials. (7/3/1993, revised: 5/22/21)

## **Building Rules**

1999.2 All future building plans must be reviewed and approved by no less than three (3) board members (8/7/1999)

2000.1 Construction of garages and carports are to be cleared through the architectural review committee (5/15/2000)

2004.2 The ground floor of a home must be a minimum 800 sq/ft for interior lots, minimum 1,000 sq ft for adjacent/across the street from waterfront lots and minimum 1,250 sq ft for waterfront lots. (3/7/2004, revised: 5/22/21)

2004.3 Hardy Plank [cement board] is not accepted as a masonry product (3/7/2004)

2018.3 Set "Before You Build language" This included:

Interim Rule: Any new home build, moving a mobile home onto an empty lot, or building an addition that adds 25% or more of livable (enclosed and conditioned) square footage requires written Architectural Review Committee approval prior to any work beginning and submission of a \$1,000 building fee.

Verify with the PLV POA Treasurer that all dues and assessments are current

BEFORE any construction requiring approval begins: Have a site survey prepared

BEFORE any construction requiring approval begins: Submit all plans to the Secretary of the PLV POS to facilitate the Board's review

BEFORE any construction requiring approval begins: Along with all plans, submit to any PLV POA Board the required in the form of a check, cashiers check or cash.

BEFORE any construction requiring approval begins: Secure written approval of all plans from the PLV POA Board **prior** to beginning ANY construction

Should the construction fee be returned for insufficient funds, you will be notified and **all construction MUST CEASE immediately** until good funds are received.

**Failure to cease construction** upon notice will result in a daily penalty fee of \$250, beginning on the date of said notification and continuing until on site confirmation that construction has, in fact, ceased.

Failure to cease construction upon notification of ANY insufficient funds (construction fees, penalties, etc.) will result in a daily penalty fee of \$250, beginning on the date of said notification and continuing until notice of good funds is received from the bank.

A \$30 fee which will be charged should any check be returned for insufficient funds

(7/21/2018, revised: 5/22/21)

2020.7 Set lot classifications related to CCR building requirements as:

Section 1 - Interior Lots: 1-62, 128-158 & Park A, 200-204, 316-362, 383-471, 474, 476, 479, 491-506, 508, 510-531

Section 1 - Waterfront Lots: 68-72, 76A, 77-87, 96-126, 160-199,

Section 1 - Adjacent to/Across from waterfront Lots: 63-67, 73 & 74, 75 & 76, 88-85, 127, 159, 363-382, 472, 473, 475, 477, 478, 480-490, 507, 509

Section 2 Lots: 205-315

2021.1 Approved complete fee schedule of:

**Construction Fees:** \$1,000

**Failure to Cease:** \$250 per day when failing to cease construction after being notified

(9/26/2020)

### **Allowed & Limits On Activities**

1999.1 Only owners with paid dues will be issued keys to pool and boat dock (8/7/1999)

1999.3 Reality signs are limited to one (1) sign per lot and directional signs to open house situations only. No signs to be tacked to trees or poles (12/8/1999)

2001.1 Per the CCRs #4 The Board of Directors is providing a standing special permit for all owners to camp on their lot(s) in an RV or Motor Home for up to 7 consecutive days or 2 weekends per calendar year provided that all trash is picked up and hauled away, and there is no dumping of any water (fresh, grey or black on any lot). The permission is granted per owner, not per lot. (5/14/2001, revised: 5/22/21)

2006.2 Garage sales are limited to two (2) per year per owner and the duration of each is limited to 3 days (7/8/2006)

2012.1 Adopted the lake authorities' ordinances governing the POAs boat launch area regarding swimming, fireworks, and leaving boats for periods of time (7/28/2012)

2015.3 Water usage applicable to lots surrounding the reservoir must be in full compliance with all Tarrant County Water Board restrictions. (10/10/2015)

2017.1 Provided that PLV property owners are otherwise in compliance with the Point La Vista CCRs, Point La Vista property owners are free to use their property to provide short term rentals with no special fees charged and no additional approval required (6/11/17)

2018.1 Amend sign at boat ramp to include No Fireworks language (7/7/2018)

## **Enforcement**

2004.7 Penalty for non-compliance of pool rules set as: 1<sup>st</sup> offence-Warning, 2<sup>nd</sup> offense-1 day suspension, 3<sup>rd</sup> offense 2 week suspension, 4<sup>th</sup> offense-expelled (5/23/2004)

2013.1 We send a letterhead letter informing a resident of any violation of the restrictions as found (7/27/13)

2020.2 POA will file liens on accounts that are past due two (2) years after appropriate notice has been given (1/18/2020)

## **Policies/Committees**

1997.1 Appointed Clean Sweep trash company to be the only trash trucks allowed to enter Point La Vista effective January 1, 1988 (7/16/1997)

2018.2 Ongoing the date proxies/absentee ballots must be received before Friday before the Saturday meeting (7/21/2018)

2020.1 Policy known as Adopt-A-Lot approved allowing owners to arrange with the POA to mow unmaintained lots on the POAs behalf and be reimbursed \$45 of the \$50 billed when the POA receives payment from the lot owner (1/18/2020)