

# HUNTERS POINT PROPERTY OWNERS ASSOCIATION

## Board of Directors Responsibilities

---

### RESPONSIBILITIES OF THE HPPOA BOARD

The Hunters Point Property Owners Association (the “HPPOA”) was formed in 1979 to provide for the maintenance, preservation and architectural control of the health, safety and social welfare of the residents within that certain tract of property described as: 20.1582 acres out of the Abraham Pevehouse Survey, being Abstract No. 423, Montgomery County, Texas (the “Hunters Point”).

The affairs of the HPPOA shall be managed by a Board of five (5) directors, who need not be Owners. The number of directors may be changed by amendment of the HPPOA Bylaws.

The Board’s responsibilities are limited to:

1. Exercising the duties and obligations of the HPPOA as set forth in the [Deed Restrictions and Covenants \(the “Deed Restrictions”\)](#), which may be amended as provided;
2. Making and performing contracts for lawful purpose in connection with the affairs of the HPPOA;
3. Acquiring (by gift, purchase, or otherwise), holding, building, operating and maintaining recreational facilities, swimming pools, parking areas, commons, streets, footways, including buildings, structures (the “Common Areas”);
4. Conveying, selling, leasing, transferring, dedicating for public use or otherwise dispose of the Common Areas in connection with the affairs of HPPOA;
5. Providing maintenance and repair for the boat launch and bulkhead;
6. Planting trees, grass and other foliage, and caring for, spraying, trimming and protecting trees, grass and other foliage on the Common Areas;
7. Fixing, levying, collecting and enforcing payment by any lawful means all charges or assessments pursuant to the terms of the Covenants, to pay all expenses in connection therewith and all office and other expenses incident to the conduct of the business of the HPPOA, including all licenses, taxes, or governmental charges levied or imposed against the Common Areas;
8. Borrowing money and, with the assent of two thirds (2/3) of the Owners, mortgage, pledge deed in trust or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred;
9. Dedicating, selling or transferring all or any part of the Common Areas to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the Owners. No such dedication or transfer shall be effective unless an instrument has been signed by two-thirds (2/3) of the Owners, agreeing to such dedication, sale, or transfer;
10. Insofar as permitted by law, doing any other thing that, in the opinion of the Board of Directors, will promote the recreation, health, safety, and social welfare of the Owners;
11. Refusing to engage in any activities or exercise any powers that are not in furtherance of the primary purpose of the HPPOA, except to an insubstantial degree;
12. Coordinating the work of the Architectural Control Committee (the “ACC”), recognizing that the ACC’s duties are described in the [HPPOA Revised Deed Restriction and Covenants for Hunters Point Subdivision](#);
13. Enforcing and Updating [Deed Restrictions](#);
14. Communicating with Owners information that affects Owners collectively and, individually. Communication is to be timely. The Board is to be responsive to Owner concerns and questions;

15. Ensuring that all elections and votes are taken with a quorum of Owners present (51% of the total number of lots). If the required quorum is not reached at any meeting, another meeting may be called, subject to the notice requirements in the [Deed Restrictions](#) and [Bylaws](#);
16. Alone, or in cooperation with other persons or organization, to do any and all lawful acts and things which may be necessary, useful, suitable or proper for the furtherance, accomplishment or attainment of any or all of the purposes or powers of this corporation;
17. In furtherance of its corporate purposes, the corporation shall have all general powers enumerated in the [Texas Non-Profit Corporation Act](#).

#### RESPONSIBILITIES OF INDIVIDUAL BOARD MEMBERS

Board members are elected by the Owners.

Board members may concurrently serve as Officers (President, Executive Vice President, Vice President, Treasurer, Secretary).

Responsibilities of Board members are limited to:

1. Managing the HPPOA effectively and cost-efficiently;
2. Enforcing [Deed Restrictions](#);
3. Exploring initiatives and capital improvements that benefit the greater good within the community;
4. Attending Board meetings;
5. Supervising the officers (all officers report to the Board) and the ACC;
6. Ensuring that the property identified in the [Articles of Incorporation](#) as Hunters Point (the "Hunters Point") is managed according to the statutes in the [Articles of Incorporation](#);
7. Presiding over hearings and applying prudence, fairness and equitability to the resolution of every dispute;
8. Ensuring that the Board and officers conduct all HPPOA affairs in accordance with the [Texas Residential Property Owners Protection Act, Chapter 209](#).

The content of this document is developed under the following guidance:

- Sec. 204.010 Powers of Property Owners Association
- Sec. 204.011 Architectural Control Committee
- Sec. 209.00505 Architectural Review Authority
- Articles of Incorporation, Article III
- Articles of Incorporation, Article VI
- Articles of Incorporation, Article VIII
- Bylaws, Article II

Adopted at a Board Meeting of the Association on September 21, 2023.