

To: The Thunderbird Shores Community,

The POA board would like to inform you of a change to the Texas State Law dated September 1, 2021. A summary of the Senate Bill 1588 change is noted at the bottom for your reference.

In September of 2019 our community voted and passed to increase our annual dues to \$75 a year per lot to help cover the cost of the community expenses. This approved change was documented in our fall meeting minutes and was posted on our website (www.thunderbirdshorespoa.com) October 2019. In addition, the updated bylaws were also posted on the POA website at that time. The first \$75 billing was implemented January 2020.

The board learned of a change in the State of Texas Legal POA provisions requiring us to also have our bylaws filed with the county. We worked in good faith with an attorney to clean up some of the bylaw wording last year and we have completed this filing with Henderson County as of March 20th, 2023.

TBS POA bylaws are now in compliance with the county as well as posted on our web site.

The board wants to ensure as we learn of law changes that we communicate this to the community. The board works in good faith to support our community and ensure we are following all laws and changes we receive as a POA board for our community.

To be completely transparent, we want to inform you that under this new Texas law, the POA was legally allowed to only collect the original \$25 per lot, per year, for 2022 and for 2023. The updated bylaws were filed with Henderson County on March 20, 2023. At this time, the additional \$50 per lot that has been collected in annual dues for 2022 and 2023 will be considered for credit to next year's billing or accepted as a donation toward the annual cost of maintaining our common areas and community improvements.

If you choose the option of a credit or have any questions or concerns about any amount that we collected from you, please reach out to the POA by phone or email (thunderbirdshores@gmail.com) **no later than May 15th, 2023.**

The POA is committed to being fair and transparent with your contributions. A complete treasurer report is posted on our POA website.

If you have any questions, please let us know by May 15, 2023. We will also discuss this during our **Spring meeting, April 15, 2023**, to ensure we answer any potential questions or concerns.

Thank you,

TBS POA Board

Thunderbirdshores@gmail.com

(903) 257-5950

Summary of the Bill change for your reference:

Senate Bill 1588 modifies Section 202.006 of the Texas Property Code, which requires all Dedicatory Instruments of a property owners association to be recorded in the Official Public Records of the county in which its development is located. As amended, Section 202.006 restricts a property owners association from collecting a regular assessment if the Dedicatory Instrument authorizing the collection of such assessment is not recorded in the Official Public Records. This provision takes effect on September 1, 2021.

If you would like to read more on this Bill, you can locate at: <https://texashoalaw.com/2021-hoa-legislative-update/>