

## **GOVERNING DOCUMENTS: MOSIER VALLEY PROPERTY OWNERS' AND NEIGHBORHOOD ASSOCIATION (MVPOA)**

This document comprises the **Bylaws** (internal operations) and the **Declaration of Covenants, Conditions, and Restrictions (CC&Rs)** (property use), governing the historic community of Mosier Valley, Tarrant County, Texas.

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### **PART I: BYLAWS OF THE MVPOA**

#### **ARTICLE I: BOARD OF DIRECTORS AND OFFICERS**

1. **General Powers:** The business and affairs of the Corporation will be managed by the Executive Board and Board of Directors.
2. **Number and Tenure:** The Board of Directors shall consist of five (5) members. The Executive Board Committee shall consist of (3) members and serves as the officers.
3. **Quorum:** A majority of three (3) eligible voting members is required to transact business.
4. **Meetings:** Regular meetings are held quarterly. Special meetings may be called by officers or a majority of Directors with 3 days' notice.
5. **Vacancies:** The Executive Committee has the power to appoint new directors to fill vacancies until the next annual meeting.
6. **Appointment Authority:** The Chair of the Corporation, **Jeffrey Pointer**, shall act as CEO and holds the authority to appoint the Executive Committee and all officers.

#### **ARTICLE II: COMMITTEES**

1. **Appointment:** The Executive Committee may designate committees to manage specific corporate affairs, excluding the power to amend Bylaws.
2. **Tenure:** Members serve two-year terms at the pleasure of the Board.

#### **ARTICLE III: OFFICERS AND DUTIES**

1. **CEO (President):** Manages daily operations; liaison to City, State, and Federal agencies.
2. **Treasurer:** Maintains accurate financial records; manages accounts receivable and event receipts.
3. **Secretary:** Custodian of records and corporate seal; preserves meeting minutes.

4. **Community/Media Relations:** Liaison for public officials and media inquiries.

#### **ARTICLE IV: FINANCIAL OPERATIONS**

1. **Checks and Drafts:** Must be signed by designated Officers per Board resolution.
2. **Deposits:** All funds shall be deposited to the credit of the Corporation.
3. **Loans:** The Corporation is prohibited from making or accepting loans without a formal Board resolution. Loans to employees or officers are strictly prohibited.

#### **ARTICLE V: CONFLICT OF INTEREST**

1. **Purpose:** To protect the Corporation's tax-exempt and community interests.
2. **Disclosure:** Interested persons must disclose financial interests and recuse themselves from voting on related transactions.

#### **ARTICLE VI: AMENDMENTS**

1. **Authority:** Bylaws may be altered or amended by a two-thirds (2/3) vote of the Executive Board or by the members.

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#### **ARTICLE VII: DONATIONS, IN-KIND SERVICES, AND HISTORIC PRESERVATION**

1. **Authority to Accept Support:** Pursuant to **Texas Property Code § 204.010**, the Corporation is authorized to solicit and accept donations, grants, devises, and bequests of real or personal property from any public or private source.
2. **Historic Purpose:** All contributions shall be utilized for the preservation, maintenance, and promotion of the historic Mosier Valley community, including but not limited to:
  - The restoration and upkeep of the **Historic Mosier Valley Schoolhouse**.
  - Maintenance of the historic community cemetery and public parks.
  - Community revitalization projects and historic marker programs.
3. **In-Kind Services:** The Board may accept professional services (legal, architectural, construction, or landscaping) as "in-kind" contributions. Such services shall be documented at fair market value for corporate accounting purposes.
4. **Land Use and Dedication:** The Corporation may accept the donation of land or easements for conservation, historic preservation, or community utility purposes.

5. **Restricted Funds:** The Treasurer shall maintain a dedicated "Historic Preservation Fund" to ensure that donations intended for specific sites (like the schoolhouse) are not commingled with general operating assessments.
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## **PART II: DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS (CC&Rs)**

### **I. LEGAL INTENT AND PROPERTY DESCRIPTION**

This Declaration is executed to protect the historical character and property values of Mosier Valley. It is binding on all parties pursuant to **Texas Property Code Chapters 202 and 209**.

- **Properties Subject:** Including but not limited to Kitty House Survey (Abstract 678), Wm L Lee Survey (Abstract 968), Anderson William Survey (Abstract 22) Mosier Valley Fort Worth Block 3 Lots 1-11; Block 4 Lots 1-16 Groves John A Survey, McCoy Hinson Survey, Parcel ID 3817-A-1A and Wm R Loving Survey (Abstract 944).

### **II. PURPOSE**

The MVPOA is established for the preservation of the unique character of the Mosier Valley community and ensuring maintenance in compliance with the **City of Fort Worth Code Compliance Standards**.

### **III. COVENANTS AND RESTRICTIONS**

1. **Residential/Agricultural Use:** Properties shall be used solely for residential and agricultural purposes. **No business, commercial, or manufacturing activity is permitted** except for approved home occupations that do not alter the residential character of the neighborhood.
2. **Maintenance:** Owners must maintain landscaping and structures in a clean, attractive condition.
3. **Architectural Control:** No exterior alterations or new construction may commence without written approval from the **Architectural Control Committee (ACC)** to ensure harmony with historic standards.

### **IV. MANDATORY DEVELOPER FEES**

1. **Fee Structure:** Any Developer/Builder must pay a mandatory fee of **\$450.00 annually (or \$45.00 monthly)** per lot.
2. **Commencement:** Fees begin upon the start of any construction activity.

3. **Purpose:** Funds are dedicated to historic area preservation oversight and community security/safety patrols.

## V. VOLUNTARY AND MANDATORY OWNER FEES

1. **Assessment:** Voluntary annual fee for non-developer owners is set at **\$350.00 annually (or \$35.00 monthly)** for general community upkeep.
2. **Mandatory Fees:** All owners of properties purchased prior to March 2025 are exempt from assessments. Properties purchased after March 2025 are mandated to pay maintenance, and preservation of all other community related expenses. **Violations** fees will be assessed to **ALL** property owners that do not adhere to the community standards established by the Association.
3. **Fee Schedule:** Mandatory assessment fees shall be set at **\$350.00 annually or \$35 monthly**. Violation fees: **\$200 fine \$50 per day/each violation** for residential. Commercial properties shall be set at **\$2,000** fine per violation and per week violation is not resolved plus all other related expenses and fees.

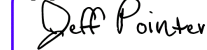
## VI. ENFORCEMENT

1. **Authority:** The MVPOA has the right to enforce these restrictions through Tarrant County courts.
2. **Remedies:** Includes the right to levy fines, recover attorney fees, and seek injunctions against unauthorized land use (specifically unauthorized business operations).

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### Certification

Approved and Adopted this 26 day of January, 2026.



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**Jeffrey Pointer, CEO** Mosier Valley Property Owners' and Neighborhood Association