

Tahitian Village Property Owners' Association



THE PINE POST

May - June

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CALENDAR OF EVENTS

- May 4 Tahitian Village Architectural Control Committee meeting at 5:30**
- May 11 Bastrop County Commissioners' Court at 9:00
- May 12 Bastrop City Council Meeting—6:30
- May 19 Tahitian Village Property Owners' Association meeting at 7:00 pm**
- May 21 BCWCID#2 Meeting at 6:30
- May 25 Memorial Day (office closed)
- May 26 Bastrop County Commissioners' Court at 9:00
- May 26 Bastrop City Council Meeting—6:30
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- June 1 Tahitian Village Architectural Control Committee meeting at 5:30**
- June 8 Bastrop County Commissioners' Court at 9:00
- June 16 Tahitian Village Property Owners' Association meeting at 7:00 pm**
- June 18 BCWCID#2 Meeting at 6:30
- June 19 Juneteenth (office closed)
- June 22 Bastrop County Commissioners' Court at 9:00
- June 23 Bastrop City Council Meeting—6:30

THE PRESIDENT'S POST

Dear Neighbors,

Tahitian Village was developed in the 1970s, during a very different time in terms of vision, sales practices, and technology. The covenants and restrictions that guide our community today were written within that context. In the 1980s, control of Tahitian Village transitioned from the developer to the property owners—a process that was neither simple nor seamless.

At the time, developers actively marketed lots through on-site sales offices, offering incentives such as cars, televisions, and dinners to attract buyers. Many properties, approximately 98%, were sold to out-of-town purchasers, often sight unseen. Additionally, amenity fees collected per lot were not reinvested into the subdivision. Infrastructure was not built to current code standards, and many roads had few or no homes.

In recent years, as we have all experienced, Tahitian Village has seen significant growth. With that growth comes both opportunity and challenge, including concerns about development, construction, solutions to the unique challenges we face. When needed, we consult legal counsel to ensure we are acting in accordance with our governing documents.

I encourage you to visit our website at <https://tahitianvillage.org/poa/> to review information about our covenants, restrictions, and policies.

Our office is always available to discuss your concerns. We will continue to listen, collaborate, and look for ways to improve. Tahitian Village is a special place with a strong community, and together we can ensure it remains a place we are proud to call home.

Sincerely,

Tom Clayton

President, TVPOA



Your Colorado River Refuge

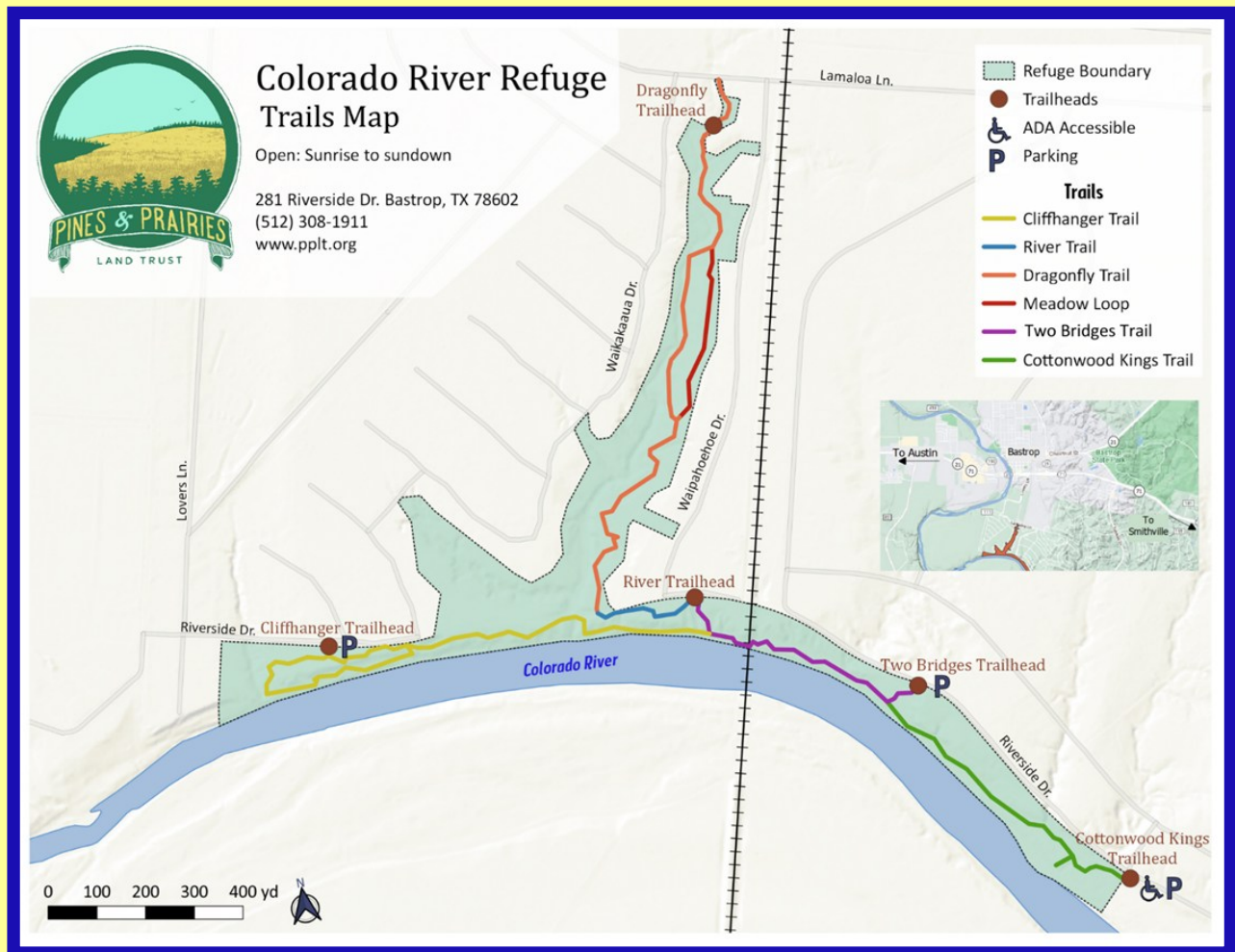
Now that we finally received rain, it is a great time to visit your Colorado River Refuge on Riverside Drive.

The Spring Bird Migration is entering its peak period over the next 2 weeks. The variety of habitats along all the trails translates to a large variety of species showing up during this time. If you can visit each trail on different days, you should be rewarded with sightings of well over 20 species of birds.

The Dragonfly Trail should present an abundance of colorful wildflowers throughout May and early June.

The Cliffhanger Trail has a minimalist natural playscape for the youngsters and the most challenging terrain for hiking.

Best Regards, Luke Thompson III



What is a Property Owners' Association?

Tahitian Village is a Property Owners Association (POA). In Texas, POAs have legal authority to manage community matters, including enforcing deed restrictions, collecting assessments and overseeing financial and operational governance.

A POA's authority comes from its governing documents, which include the Articles of Incorporation, Bylaws, and the Covenants, Conditions, and Restrictions (CC&Rs), commonly referred to as deed restrictions, as well as Architectural Control Guidelines. These documents, along with the Texas Property Code (Chapters 202, 209, 82, and related statutes), serve as binding agreements between the Association and all property owners.

When you purchase a home or lot in Tahitian Village, you automatically become a member of the Property Owners Association and agree to comply with its governing documents. The Association does not charge annual dues, as it does not maintain amenities such as a community pool, clubhouse, or other shared facilities. Instead, operating funds are generated through a transfer fee collected each time property changes names and a new deed is recorded with the Bastrop County Clerk's Office.

The Tahitian Village Property Owners Association is NOT part of BCWCID No. 2 or Bastrop County. It is an independent organization governed by its own Board of Directors and governing documents. The Tahitian Village Architectural Control Committee (TVACC) operates under the Association and is responsible for reviewing/permitting new home construction and other proposed improvements, including fences, sheds, pergolas, pools, and similar projects. In addition, regular neighborhood inspections are conducted to ensure compliance with deed restrictions and building guidelines.

Our goal is to help protect the financial investment you have made in your property while maintaining a clean, attractive, and desirable community for all residents.

Your TVPOA continued...



Here are a few of the things our CC&Rs (deed restrictions) regulate:

- “No mobile home, trailer, tent, shack or barn or other outbuildings shall at any time be used as a residence, either temporarily or permanently.”
- “No billboards or other advertising signs of any nature shall be erected...” We call these bandit signs. They typically advertise a business or event and are not allowed in Tahitian Village.
- “No animals or poultry, other than household pets, shall be maintained on any tract...” (horses are allowed in Units 3 & 4 on designated lots).
- “No hunting or discharge of firearms of any type shall be permitted.”

These are a few of the things the ACC Building Guidelines cover:

- New homes, and improvements or additions to an existing home (guest houses, sheds, fences, pergolas, etc.) must be permitted through the Tahitian Village ACC and the City of Bastrop or Bastrop County.
- Fitted custom covers for recreational vehicles, boats and travel trailers are allowed. Temporary coverings such as tarps and blankets are not allowed.
- Temporary greenhouses may be used for no longer than 90-days and then must be removed for at least six months.

All of our association documents, minutes and financials can be found on our
website: <https://TahitianVillage.org>

The TVPOA staff is always happy to answer your questions or assist you with the permitting process. In person you can visit with them at 112 Corporate Dr. (NE corner of the BCWCID2

Know Your Documents

Bylaws

POA Bylaws serve as the “**constitution**” of the association, establishing the framework for:

- Organizational structure (e.g., board composition, officer roles, term limits, election/removal processes).
- Meetings and procedures (annual, board, and special meetings; notice requirements; quorum; voting methods).
- Member rights and responsibilities (voting rights, dues/assessments, access to records, participation in meetings).
- Governance limits and fiduciary duties for directors.

COVENANTS, CONDITIONS AND RESTRICTIONS (CC&Rs) - commonly called the Deed Restrictions

CC&Rs are formal documents recorded by a property owners association, developer or neighborhood association that outlines what homeowners can and cannot do with their property. They are designed to maintain community standards, protect property values, and ensure uniformity in appearance and behavior within the neighborhood. CC&Rs are legally binding and typically “run with the land” meaning they apply to all current and future property owners.

BUILDING GUIDELINES

Building Guidelines are rules and standards set by a property owners’ association that regulate how individual properties within a community can be designed, constructed or maintained. These guidelines are part of the association’s governing documents.

The main goals of the Building Guidelines are:

- Maintain community standards in terms of aesthetics, safety and functionality
- Ensure compliance with local building codes, zoning laws and environmental regulations
- Protect property values by preventing incompatible or hazardous developments
- Preserve the character of the neighborhood through consistent design

CLEAN SWEEP

LET'S KEEP OUR COMMUNITY CLEAN,
BEAUTIFUL & STRONG!



SATURDAY, JULY 18TH



Located in the Water District / Tahitian Village POA parking lot at 112 Corporate Drive.
(please enter from Park Lane and exit on Corporate Dr.)



This event is for Tahitian Village and Pine Forest residents only. Please be prepared to show proof of residency such as a driver's license or a bill showing your address.



Now is the time to get rid of any household items, debris, etc... that you no longer want!



PLEASE NOTE:

- We **cannot** take old TVs with monitors, computers/monitors.
- We also **cannot** take hazardous materials and paint cans must be completely dry (to dry the paint, add cat litter).
- We **cannot** accept household trash.
- All fencing and logs must be pre-cut to manageable lengths for safe and efficient unloading. Items that are too large may be refused.
- Refrigerators, freezers and Air Conditioners must have the freon drained and must be tagged by a licensed technician or it will **NOT** be accepted.



This is for bulk items that your weekly trash service *can not* pick up.



We gladly accept donations for the Bastrop County Animal Shelter – dog or cat food, kitty litter, blankets, towels, etc...



Residents utilizing this **FREE** service will need to be prepared to unload their items. This will make the process more efficient.



WE NEED CLEAN SWEEP VOLUNTEERS!



Please call or email our office at
512-321-1145



info@TahitianVillage.org

THE DOGS OF TAHITIAN VILLAGE



“Dogs are not our whole life, but they make our lives whole.”

~ Otto von Bismark ~



**We are here to
help with
questions or
concerns**



Website: <https://tahitianvillage.org>

Facebook page: <https://www.facebook.com/tahitianvillagepoa>

Office: 112 Corporate Dr.

(north-east corner of the Bastrop County Water Improvement District #2 building)

Phone: 512-321-1145

**2026 Property Owners' Association
Board of Directors**

President - Tom Clayton
Vice President - Charles Brown
Secretary - Teodoro Jaimes
Treasurer - Carl Floto
Member at Large - David Carter
Member at Large - Luke Thompson

**2026 Architectural Control
Committee Officers**

President - Randy Hudgins
Vice President - Eddy Plummer
Secretary - Annette Gast
Treasurer - David Kozieja
Member at Large -

**"I am thankful that in a troubled world no calamity
can prevent the return of spring."**

~ Helen Keller ~

March - April Violation Report

Unpermitted items

Unit 1	2
Unit 2	7
Unit 3	3
Unit 4	3
Unit 5	6

Over-grown yard or

Bandit Sign

Unit 1	1
Unit 2	3
Unit 3	0
Unit 4	2
Unit 5	0

Household/Construction

items in view of public

street

Unit 1	4
Unit 2	8
Unit 3	3
Unit 4	9
Unit 5	5

Other

Unit 1	2
Unit 2	2
Unit 3	3
Unit 4	2
Unit 5	2

HOW TO REPORT A VIOLATION

CALL: 512-321-1145

EMAIL: info@tahitianvillage.org

WEBSITE: <https://tahitianvillage.org/report-violations/>

IN PERSON: 112 Corporate Dr. - please call or email the Association to schedule an appointment.

Appointments are required to ensure there are no scheduling conflicts, and to ensure privacy/confidentiality

INFORMATION NEEDED TO INVESTIGATE THE REPORTED VIOLATION:

1. Your name (optional - you may remain anonymous)
2. Your phone number and/or email address (optional)
3. Reported violation
4. The address of where the violation is located

The Tahitian Village guidelines and deed restrictions can be found on our website at: <https://tahitianvillage.org/poa/>

*No letters weren't being sent in November due to our Annual Meeting and getting people in compliance for a possible election.

All reported violations are confidential and will not be shared

Community Contact Information

**Tahitian Village Property Owners' Association/
Tahitian Village Architectural Control Committee**
112 Park Lane, PO Box 636, Bastrop, Texas 78602
Phone: 512.321.1145
Email: info@tahitianvillage.org
Website: www.tahitianvillage.org

ACC meets the first Monday of the month at 5:30 p.m. – Open to the public at 112 Corporate Dr.

POA meets the third Tuesday of the month at 7:00 p.m. – Open to the public at 112 Corporate Dr.

Bastrop County Water Control & Improvement District #2 (BCWCID #2)

112 Corporate Dr., P O Box 708, Bastrop, Texas 78602

Phone 512.321.1688 website: www.bcwid2.org

Meetings held the third Thursday of the month at 6:30 p.m. – Open to the public

Pines & Prairies Land Trust

1018 Main Street, Suite B, Bastrop, Texas 78602

Phone 512-308-1911 website: www.pinesandprairieslandtrust.org Email: info@pplt.org

Bastrop County Animal Shelter

589 Cool Water Drive, Bastrop, Texas 78602

Phone 512.549.5160 website: www.co.bastrop.tx.us/site/content/animalcontrol

Bastrop County Sheriff's Department – 512.549.5100

Bastrop County Sheriff's anonymous line – 512.549.5003

Bastrop County Precinct 1 – 512.332.7295

**For tree trimming around Bluebonnet utility poles, please contact Bluebonnet Electric at
800.842.7708
or go to their website at: <https://www.bluebonnetelectric.coop/Residential/Overview>

**For information on placement of mailboxes or mail services, please contact
the United States Postal Service at 512.303.1014