



Section 3.3 - Sample Provision Excerpt (Public Preview)

are allowed to run loose and become a nuisance to other Owners. No pets may be raised for sale, and commercial kennels of any kind are expressly prohibited. Hogs, swine, goats, exotic animals, and dangerous pets that pose a safety or health threat to the community shall not be kept on any Lot.

ISSUE #1



MARKUP #1 ->

MARKUP #1 · STATUTORY EVICTION / LEASING VETO CONFLICT

BOARD & COUNSEL REVIEW

Sec. 3.3 (p. 20): Leasing clause requires Board approval of tenants, demands tenant credit/application records, or requires unredacted lease copies in violation of Tex. Prop. Code § 209.016 (SB 1588).

Statutory / Legal Reference: Tex. Prop. Code § 209.016 (SB 1588)

Statutory Comparison: Under federal Fair Housing Act regulations (42 U.S.C. § 3604(f)(3)(B), 24 C.F.R. § 100.204, and HUD Notice FHEO-2020-01), associations cannot apply pet restrictions, breed bans, weight limits, or pet fees/deposits to an individual with a disability who requires a service animal or emotional support animal.

CURRENT WORDING IN DOCUMENT:

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SAMPLE DISCUSSION WORDING (FOR HOA ATTORNEY REVIEW):

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