

Section Clause #1 - Sample Provision Excerpt (Public Preview)

BRIDGE TOWER RESIDEN T EXCLUS IVE
FROM RENTER TO OWNER
\$5,000
RESIDENT
BONUS
UP TO \$20,000 IN TOTAL INCENTIVES*

ISSUE #1

Purchase a new Westfield Home at Meraki in Forney, TX and receive a \$5,000 bonus - exclusively for Bridge Tower residents. *Exclusive to current Bridge Tower residents. Restrictions apply. Offer subject to change without notice.

MARKUP #1 ->



MARKUP #1 · SUBJECTIVE OR OVERBROAD WORDING

BOARD & COUNSEL REVIEW

Sec. Clause #1 (p. 1): Enforcement/fining provision omits mandatory Texas Property Code § 209.006 certified mail notice, 30-day Board hearing request window, or HB 614 recorded fine schedule requirements.

Statutory / Legal Reference: Tex. Prop. Code § 209.006, § 209.0061 & § 209.007
Statutory Comparison: Under Tex. Prop. Code § 209.006 and § 209.007, an association may not levy a fine or suspend an owner's right to use a common area unless it first gives written notice by certified mail describing the violation, providing a reasonable period to cure (if curable and not a repeat violation within 6 months), and stating that the owner may request a hearing before the Board on or before the 30th day...

CURRENT WORDING IN DOCUMENT:
BRIDGE TOWER RESIDEN T EXCLUS IVE FROM RENTER TO OWNER \$5,000 RESIDENT BONUS UP TO \$20,000 IN TOTAL INCENTIVES* Purchase a new Westfield Home at Meraki in Forney, TX and receive a \$5,000 bonus - exclusively for Bridge Tower residents. *Exclusive to current Bridge Tower residents. Restrictions apply. Offer subject to change without notice.

SAMPLE DISCUSSION WORDING (FOR HOA ATTORNEY REVIEW):
Before the Association levies a fine, suspends an Owner's right to use a common area, or files suit other than to collect regular or special assessments or foreclose a lien, the Association shall give written notice to the Owner by certified mail in compliance with Tex. Prop. Code § 209.006.