

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

ARTICLES OF INCORPORATION
OF
CHARTERHOOD COMMUNITY IMPROVEMENT ASSOCIATION
ODI R
530-21-0p2
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ISSUE #1
stato nf Tayno
JUL 19 1974
Blfi llerl
.n..
we, the undersigned natural persons of the age of twenty-
one (21) years or more, at least two (2) of whom are citizens of
the State of Texas, acting as incorporators of a corporation under
the Texas...

MARKUP #1 ->



MARKUP #1 · POTENTIAL ISSUE FOR REVIEW

BOARD & COUNSEL REVIEW

Sec. Clause #1 (p. 1): Potential Issue for Review: Governing document bundle authorizes fines but lacks or fails to reference the mandatory recorded Enforcement Policy & Schedule of Fines required by Tex. Prop. Code § 209.0061 (HB 614) - look for this language in other governing documents, standalone policies, or amendments that were not included in this review.

Statutory / Legal Reference: Tex. Prop. Code § 209.0061 (HB 614)

Statutory Comparison: Effective January 1, 2024, HB 614 enacted Tex. Prop. Code § 209.0061, requiring every subdivision HOA with fining authority to adopt, record, and post/distribute an enforcement policy that enumerates each general category of restrictive covenants for which the association may assess a fine and a specific schedule of fines for each category.

CURRENT WORDING IN DOCUMENT:

ARTICLES OF INCORPORATION OF CHARTERHOOD COMMUNITY IMPROVEMENT ASSOCIATION ODI R 530-21-0p2 Omer of the ammriary of stato nf Tayno JUL 19 1974 Blfi llerl .n.. we, the undersigned natural persons of the age of twentyone (21) years or more, at least two (2) of whom are citizens of the State of Texas, acting as incorporators of a corporation under the Texas...

SAMPLE DISCUSSION WORDING (FOR HOA ATTORNEY REVIEW):

First look for this language in other governing documents, standalone policies/resolutions, or amendments not included in this review. If not already addressed in another document (and if applicable to this community), incorporate: Adopt, record in the county real property records, and post on the Association website a compliant Fining & Enforcement Policy containing the schedule of fines by...