



Section 1 - Sample Provision Excerpt (Public Preview)

Cross Mountain Ranch Homeowners Association, Inc
Policy for Procedures & Guidelines
for Architectural Review and Deed Restriction Committees
This policy is intended to provide clarity and guidance for the activities and procedures of the Architectural Review
Committee and Deed Restriction Committee, established in the Third Amended and Restated Covenants,
Conditions and Restrictions (CC&Rs) for the Cross Mountain Ranch Homeowners Association, Inc. (CMR)

ISSUE #1

Architectural Review Committee (ARC)

MARKUP #1 ->

MARKUP #1 · MISSING MANDATORY STATUTORY PROVISION

BOARD & COUNSEL REVIEW

Sec. 1 (p. 1): 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).

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:

Cross Mountain Ranch Homeowners Association, Inc Policy for Procedures & Guidelines for Architectural Review and Deed Restriction Committees This policy is intended to provide clarity and guidance for the activities and procedures of the Architectural Review Committee and Deed Restriction Committee, established in the Third Amended and Restated Covenants, Conditions and Restrictions (CC&Rs) for the Cross Mountain Ranch Homeowners Association, Inc. (CMR). Architectural Review Committee (ARC)

SAMPLE DISCUSSION WORDING (FOR HOA ATTORNEY REVIEW):

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 covenant category pursuant to Tex. Prop. Code § 209.0061 (HB 614).