

Section 1 - Sample Provision Excerpt (Public Preview)

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c/^k  
20120554^919  
U/30/2012 RP2 \*108.00  
NOTICE OF DEDICATORY INSTRUMENTS  
for

ISSUE #1 CREEK LAKES SOUTH RESIDENTIAL PROPERTY OWNERS ASSOCIATION, INC.

THE STATE OF TEXAS  
COUNTY OF HARRIS

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§  
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The undersigned, being the Managing Agent for Cypress Creek Lakes South Residential  
Property Owners Association, Inc.

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:**

y c/^k 20120554^919 U/30/2012 RP2 \*108.00 NOTICE OF DEDICATORY INSTRUMENTS for CYPRESS CREEK LAKES SOUTH RESIDENTIAL PROPERTY OWNERS ASSOCIATION, INC. THE STATE OF TEXAS COUNTY OF HARRIS § § § The undersigned, being the Managing Agent for Cypress Creek Lakes South Residential Property Owners Association, Inc.

**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).**