

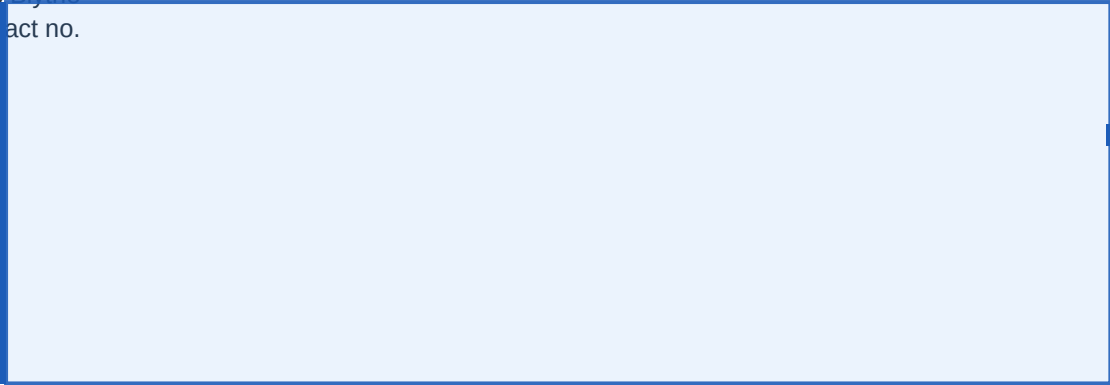
Section 1 - Sample Provision Excerpt (Public Preview)

This Declaration of Covenants, Conditions and Restrictions (the "Declaration") is made and entered into by DELANO HOMEOWNERS ASSOCIATION, INC. ("Declarant")

RECITALS:

WHEREAS, Declarant is the owner of 81.197 acres of land consisting of two parcels one being 3.013 acres situation in the City of Greenville, Hunt County, Texas, in the James Blythe

ISSUE #1 survey, abstract no.



MARKUP #1 ->



MARKUP #1 · MISSING MANDATORY STATUTORY PROVISION

BOARD & COUNSEL REVIEW

Sec. 1 (p. 1): Governing documents omit the mandatory recorded Alternative Payment Plan Policy (minimum 3-month to 18-month term) required for Texas associations with more than 14 lots under Tex. Prop. Code § 209.0062.

Statutory / Legal Reference: Tex. Prop. Code § 209.0062

Statutory Comparison: Under Tex. Prop. Code § 209.0062, a property owners' association composed of more than 14 lots must adopt and record reasonable guidelines to establish an alternative payment schedule by which an owner may make partial payments for delinquent regular or special assessments without accruing additional monetary penalties (with a minimum payment plan term of 3 months).

CURRENT WORDING IN DOCUMENT:

This Declaration of Covenants, Conditions and Restrictions (the "Declaration") is made and entered into by DELANO HOMEOWNERS ASSOCIATION, INC. ("Declarant") RECITALS: WHEREAS, Declarant is the owner of 81.197 acres of land consisting of two parcels one being 3.013 acres situation in the City of Greenville, Hunt County, Texas, in the James Blythe survey, abstract no.

SAMPLE DISCUSSION WORDING (FOR HOA ATTORNEY REVIEW):

Adopt and record in the county real property records a statutory Alternative Payment Plan Policy providing a minimum three (3) month payment schedule in accordance with Tex. Prop. Code § 209.0062.