

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

ELECTRONICALLY RECORDED 2024101197

Williamson County, Texas

Total Pages: 5

FIRST AMENDED DECLARATION OF COVENANTS,  
CONDITIONS, AND RESTRICTIONS FOR THE OAK BLUFF  
ESTATES SUBDIVISION

ISSUE #1 STATE OF TEXAS

COUNTY OF WILLIAMSON

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KNOW ALL MEN BY THESE PRESENTS:

THIS FIRST AMENDED DECLARATION OF COVENANTS, CONDITIONS,

AND

RESTRICTIONS

FOR THE OAK BLUFF ESTATES...

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:**

ELECTRONICALLY RECORDED 2024101197 Williamson County, Texas Total Pages: 5 FIRST AMENDED DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THE OAK BLUFF ESTATES SUBDIVISION STATE OF TEXAS COUNTY OF WILLIAMSON § § § KNOW ALL MEN BY THESE PRESENTS: THIS FIRST AMENDED DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THE OAK BLUFF ESTATES...

**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...**