

Section 1 - Sample Provision Excerpt (Public Preview)

9B
THE STATE OF TEXAS
§
§
COUNTY OF FORT BEND
§

ISSUE #1 AGREEMENT FOR INSTALLATION, OPERATION AND MAINTENANCE OF SOLAR
POWERED SPEED AWARENESS SIGNS WITHIN THE FALCON POINT SUBDIVISION
This Agreement (the "Agreement"), is made and entered into, by and between FORT
BEND COUNTY, TEXAS ("County"), a body corporate and politic, acting by and through its
Commissioners Court, and the Falcon Point Homeowners Association, Inc. ("Association"),
a non-profit corporation organized under the laws of the State of Texas.

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:

9B THE STATE OF TEXAS § § COUNTY OF FORT BEND § AGREEMENT FOR
INSTALLATION, OPERATION AND MAINTENANCE OF SOLAR POWERED SPEED
AWARENESS SIGNS WITHIN THE FALCON POINT SUBDIVISION This Agreement (the
"Agreement"), is made and entered into, by and between FORT BEND COUNTY, TEXAS
("County"), a body corporate and politic, acting by and through its Commissioners Court, and
the Falcon Point Homeowners Association, Inc. ("Association"), a non-profit corporation
organized under the laws of the State of Texas.

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.