Section 1 - Sample Provision Excerpt (Public Preview)

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Depra dinon-Mersado
Dyana Limon-Mercado, County Clerk
Travis County, Texas
Jan 08, 2025 04:33 PM

ISSUE #1

Electronically Recorded
AFTER RECORDING RETURN TO:
Winstead PC
600 W. 5"h St., Ste.

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:
FILED AND RECORDED OFFICIAL PUBLIC RECORDS Depra dinon-Mersado Dyana Limon-Mercado, County Clerk Travis County, Texas Jan 08, 2025 04:33 PM Fee: $37.00 *Electronically Recorded* AFTER RECORDING RETURN TO: Winstead PC 600 W. 5"h St., Ste.

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).