

Section 1 - Sample Provision Excerpt (Public Preview)

Denton County
Juli Luke
County Clerk
Instrument Number: 114915
ERecordings-RP
AMENDMENT

ISSUE #1

Recorded On: September 27, 2018 10:40 AM

Number of Pages: 24

"Examined and Charged as Follows: "

Total Recording: \$118.00

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ecause of color or race is invalid and unenforceable under federal lav

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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:

Denton County Juli Luke County Clerk Instrument Number: 114915 ERecordings-RP AMENDMENT Recorded On: September 27, 2018 10:40 AM Number of Pages: 24 "Examined and Charged as Follows: " Total Recording: \$118.00 ***** THIS PAGE IS PART OF THE INSTRUMENT ***** ny provision herein which restricts the Sale, Rental or use of the described REAL PROPERT ecause of color or race is invalid and unenforceable under federal lav Record and Return To: eRx File Information: Document Number: Receipt...

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.