

Section 1 - Sample Provision Excerpt (Public Preview)

EXHIBIT D  
DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS  
FOR HOMEOWNERS ASSOCIATION OF FRISCO RANCH  
DESIGN GUIDELINES  
Part One: Landscaping, Fences and Exterior Elements

ISSUE #1



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:**

EXHIBIT D DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR HOMEOWNERS ASSOCIATION OF FRISCO RANCH DESIGN GUIDELINES Part One: Landscaping, Fences and Exterior Elements

**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).**