Section 1 - Sample Provision Excerpt (Public Preview)

GUADALUPE COUNTY CLERK - DOCUMENT NUMBER 202299018219 PAGE: 1 OF 2
ANNEXATION OF DECLARATION
FOR
HANNAH HEIGHTS, UNIT 6
STATE OF TEXAS
§

ISSUE #1

COUNTY OF GUADALUPE
KNOW ALL BY THESE PRESENTS:
§
That this ANNEXATION OF DECLARATION FOR HANNAH HEIGHTS, UNIT 2
(this "Annexation") is made on the date of execution hereof by HK HANNAH HEIGHTS, LLC,
a Texas limited...

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:
GUADALUPE COUNTY CLERK - DOCUMENT NUMBER 202299018219 PAGE: 1 OF 2 ANNEXATION OF DECLARATION FOR HANNAH HEIGHTS, UNIT 6 STATE OF TEXAS § § COUNTY OF GUADALUPE KNOW ALL BY THESE PRESENTS: § That this ANNEXATION OF DECLARATION FOR HANNAH HEIGHTS, UNIT 2 (this "Annexation") is made on the date of execution hereof by HK HANNAH HEIGHTS, LLC, a Texas limited...

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.