

Section 1 - Sample Provision Excerpt (Public Preview)

Lake
Country
Property
Owners
Association,
Inc.

ISSUE #1

By Laws of the Lake Country Property Association, Inc.
amended from the Bylaws of February 18, 2014. Motions
presented on December 4, 2025 LCPOA Board Members
meeting. Ratified by the General Membership on February 5,
2026 Annual General Meeting.
Ratified February 5,
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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:

Lake Country Property Owners Association, Inc. Bylaws By Laws of the Lake Country Property Association, Inc. amended from the Bylaws of February 18, 2014. Motions presented on December 4, 2025 LCPOA Board Members meeting. Ratified by the General Membership on February 5, 2026 Annual General Meeting. Ratified February 5, Table of Contents

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).