

Section 1 - Sample Provision Excerpt (Public Preview)

* VOL 0431 PAC:822

96114

SUBDIVISION RESTRICTIONS

section h,

Lake Medina Shores Subdivision

THE STATE OF TEXAS

ISSUE #1

)

COUNTY OF BANDERA

KNOW ALL MEN BY THESE PRESENTS:

That Medina Land Company, a Texas corporation, 6116 North Central Ex-

pressway, Suite 1300, Dallas,

Texas 75206, the owner of the land hereinabove

described, as shown by the plats thereof...

MARKUP #1 ->



MARKUP #1 · POTENTIAL ISSUE FOR REVIEW

BOARD & COUNSEL REVIEW

Sec. 1 (p. 1): Potential Issue for Review: Uploaded documents do not include 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 - look for this language in other governing documents, standalone board policies/resolutions, Rules & Regulations, or amendments that were not included in this review (and confirm any applicable statutory threshold).

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:

* VOL 0431 PAC:822 96114 SUBDIVISION RESTRICTIONS section h, Lake Medina Shores Subdivision THE STATE OF TEXAS)) COUNTY OF BANDERA KNOW ALL MEN BY THESE PRESENTS: That Medina Land Company, a Texas corporation, 6116 North Central Expressway, Suite 1300, Dallas, Texas 75206, the owner of the land hereinabove described, as shown by the plats thereof...

SAMPLE DISCUSSION WORDING (FOR HOA ATTORNEY REVIEW):

First look for this language in other governing documents, standalone policies/resolutions, or amendments not included in this review. If not already addressed in another document (and if applicable to this community), incorporate: 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...