



Section 6.12.1 - Sample Provision Excerpt (Public Preview)

Board Assessment.

The Board may assess fines against an Owner

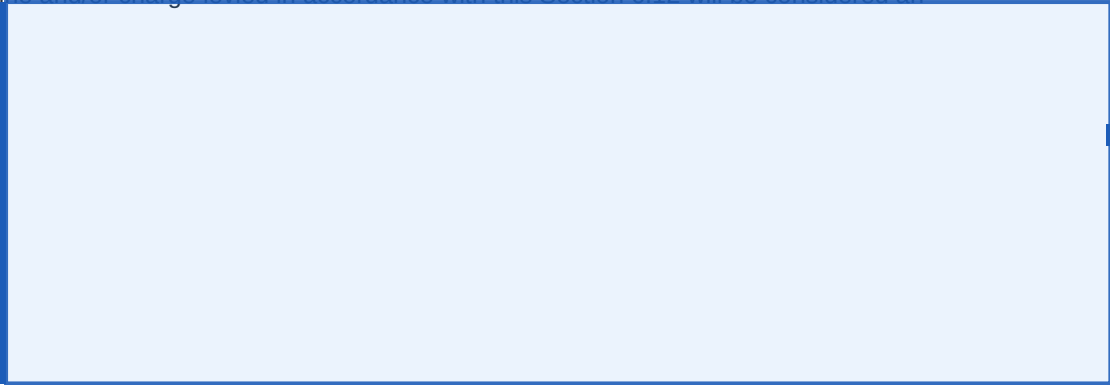
for

violations of the Restrictions which have been committed by an Owner, a Resident, or the Owner

or Residents guests, agents or invitees pursuant to the Fine and Collection Policy adopted by the

Board. Any fine and/or charge levied in accordance with this Section 6.12 will be considered an

ISSUE #1



MARKUP #1 ->

MARKUP #1 · POTENTIAL ISSUE FOR REVIEW

BOARD & COUNSEL REVIEW

**Sec. 6.12.1 (p. 47): Potential Issue for Review: Fining or enforcement clause grants authority to levy fines or penalties without spelling out the statutory notice, cure, fine schedule, and hearing procedures under Tex. Prop. Code § 209.006, § 209.0061 & § 209.007 - look for this language in other governing documents (such as a standalone Fining/Enforcement Policy, Rules & Regulations, Bylaws, or amendments) that were not included in this review.**

**Statutory / Legal Reference: Tex. Prop. Code § 209.006, § 209.0061 & § 209.007**

Statutory Comparison: Under Tex. Prop. Code § 209.006 and § 209.007, an association may not levy a fine or suspend an owner's right to use a common area unless it first gives written notice by certified mail describing the violation, providing a reasonable period to cure (if curable and not a repeat violation within 6 months), and stating that the owner may request a hearing before the Board on or before the 30th day...

**CURRENT WORDING IN DOCUMENT:**

Board Assessment. The Board may assess fines against an Owner for violations of the Restrictions which have been committed by an Owner, a Resident, or the Owner or Residents guests, agents or invitees pursuant to the Fine and Collection Policy adopted by the Board. Any fine and/or charge levied in accordance with this Section 6.12 will be considered an

**SAMPLE DISCUSSION WORDING (FOR HOA ATTORNEY REVIEW):**

**Look for the required notice, cure, fine schedule, and hearing language in other governing documents not included in this review. If not already set forth in another document, incorporate: Before the Association levies a fine, suspends an Owner's right to use a common area, or files suit other than to collect regular or special assessments or foreclose a lien, the Association shall give written...**