

Section Clause #1 - Sample Provision Excerpt (Public Preview)

North Country Estates  
--- A deed protected community ---  
BYLAWS  
of the  
NORTH COUNTRY ESTATES  
(NCE)  
ISSUE #1  
OWNER'S ASSOCIATION  
EFFECTIVE DATE: 11/12/2024  
FM 974 & North Country Drive  
BRYAN, TEXAS 77808  
Version #: 275\_1  
North Country Estates  
--- A deed protected community ---  
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MARKUP #1 ->



MARKUP #1 · POTENTIAL ISSUE FOR REVIEW

BOARD & COUNSEL REVIEW

**Sec. Clause #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:**

North Country Estates --- A deed protected community --- BYLAWS of the NORTH COUNTRY ESTATES  
(NCE) HOMEOWNER'S ASSOCIATION EFFECTIVE DATE: 11/12/2024 FM 974 & North Country Drive BRYAN, TEXAS 77808 Version #: 275\_1 North Country Estates --- A deed protected community --- Table of Contents

**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...**