



Other Rules and Regulations

Description of Violation	Flagrant	1 st Violation	2 nd Violation	3 rd Violation	Time to Cure Violation
Members, their families and guests shall conduct themselves in a manner considerate of others		\$40	\$85	\$125	
Abusive Conduct toward employees	YES				
Curfew violations for individuals under 18		\$40	\$85	\$125	
Gambling on PPOA property	Texas Penal Code §47.02				
Taking videos/photographs of PPOA facilities for commercial use without approval of the General Manager or assigns		\$40	\$85	\$125	
Business operating from a residence that disrupts the neighborhood		\$40	\$85	\$125	
Unauthorized Garage Sale		\$40	\$85	\$125	
Violation of Country Club House Rules		Loss of privileges at PPOA Clubhouse			
Removal any property, equipment or materials from the Clubhouse area is prohibited without permission of the General Manager or assigns	YES				
Bringing alcohol into the Clubhouse, pool, tennis, or golf areas		Can be confiscated			
Violation of Activity Room Rules (Can be asked to leave, lose privileges, fine or combination of all)		\$40	\$85	\$125	
Smoking in PPOA offices and Clubhouse		\$40	\$85	\$125	
Violation of the Rules regarding Animals		\$40	\$85	\$125	
Unlawful/reckless discharge of firearms, bow and arrows, or crossbows is prohibited	YES				
Feeding of game animals is prohibited		\$40	\$85	\$125	

MARKUP #1 ->

MARKUP #1 · FAIR HOUSING ACT (FHA) LIABILITY RISK

BOARD & COUNSEL REVIEW

Sec. 26 (p. 60): Pet restriction clause lacks mandatory statutory carveout for assistance and emotional support animals.

Statutory / Legal Reference: 42 U.S.C. § 3604(f)(3)(B) & 24 C.F.R. § 100.204 (Fair Housing Act - Assistance Animals) & HUD FHEO-2020-01

Statutory Comparison: Under federal Fair Housing Act regulations (42 U.S.C. § 3604(f)(3)(B), 24 C.F.R. § 100.204, and HUD Notice FHEO-2020-01), associations cannot apply pet restrictions, breed bans, weight limits, or pet fees/deposits to an individual with a disability who requires a service animal or emotional support animal.

CURRENT WORDING IN DOCUMENT:

Violation of the Rules regarding Animals Unlawful/reckless discharge of firearms, bow and arrows, or crossbows is prohibited Feeding of game animals is prohibited YES YES 2 nd Violation \$85 3 rd Violation \$125 \$40

SAMPLE DISCUSSION WORDING (FOR HOA ATTORNEY REVIEW):

Provided, however, that these pet restrictions, breed prohibitions, weight limitations, and pet fees shall not apply to verified assistance animals, including service animals and emotional support animals required as a reasonable accommodation under the Fair Housing Act (42 U.S.C. § 3604(f)(3)(B); 24 C.F.R. § 100.204; HUD Notice FHEO-2020-01).

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