Section 1 - Sample Provision Excerpt (Public Preview)

THE STATE OF TEXAS
RESTRICTIVE COVENANTS AND USE LIMITATIONS
COUNTY OF BLANCO
PEDERNALES PLACE UNIT 2
The Courtright Corporation (hereafter called "Owner") is the owner of the surface estate in and to the following described property situated in Blanco County, Texas:

ISSUE #1

Place Unit 2, a subdivision of Blanco County,
Texas, as shown by map or plat...

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:
THE STATE OF TEXAS RESTRICTIVE COVENANTS AND USE LIMITATIONS COUNTY OF BLANCO PEDERNALES PLACE UNIT 2 The Courtright Corporation (hereafter called "Owner") is the owner of the surface estate in and to the following described property situated in Blanco County, Texas: Pedernales Place Unit 2, a subdivision of Blanco County, Texas, as shown by map or plat...

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...