



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

F310443
THE STATE OF TEXAS }
COUNTY OF HARRIS 1
170-07-1867
TANGLEWILDE SECTION 4
AMENDMENT IO DEED RESTRICTIONS

ISSUE #1

heretofore, by insirument executed the 2ath day of August.
1959 and filed foi vecord in the Onice o the County Clerk of Harris County: Texas,
under File Nn.

MARKUP #1 ->

MARKUP #1 · POTENTIAL ISSUE FOR REVIEW

BOARD & COUNSEL REVIEW

Sec. Clause #1 (p. 1): Potential Issue for Review: Governing document bundle authorizes fines but lacks or fails to reference the mandatory recorded Enforcement Policy & Schedule of Fines required by Tex. Prop. Code § 209.0061 (HB 614) - look for this language in other governing documents, standalone policies, or amendments that were not included in this review.

Statutory / Legal Reference: Tex. Prop. Code § 209.0061 (HB 614)

Statutory Comparison: Effective January 1, 2024, HB 614 enacted Tex. Prop. Code § 209.0061, requiring every subdivision HOA with fining authority to adopt, record, and post/distribute an enforcement policy that enumerates each general category of restrictive covenants for which the association may assess a fine and a specific schedule of fines for each category.

CURRENT WORDING IN DOCUMENT:

F310443 THE STATE OF TEXAS } COUNTY OF HARRIS 1 170-07-1867 TANGLEWILDE SECTION 4 AMENDMENT IO DEED RESTRICTIONS WFEKEAS, heretofore, by insirument executed the 2ath day of August. 1959 and filed foi vecord in the Onice o the County Clerk of Harris County: Texas, under File Nn.

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, record in the county real property records, and post on the Association website a compliant Fining & Enforcement Policy containing the schedule of fines by...