

Section VI - Sample Provision Excerpt (Public Preview)

\$500.00 after 14 days notice \$100.00 per day thereafter No Maximum Uncurable - No Notice Required Examples include but are not limited to: - Shooting fireworks; - Threat to health or safety (materially affect physical health or safety of ordinary resident); - Noise violation not ongoing; - Property Damage; - Unrestrained Pets \$250.00 Immediate Fine

ISSUE #1



MARKUP #1 ->



MARKUP #1 · SUBJECTIVE OR OVERBROAD WORDING

BOARD & COUNSEL REVIEW

Sec. VI (p. 5): Enforcement/fining provision omits mandatory Texas Property Code § 209.006 certified mail notice, 30-day Board hearing request window, or HB 614 recorded fine schedule requirements.

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 after the notice was mailed.

CURRENT WORDING IN DOCUMENT:
\$500.00 after 14 days notice \$100.00 per day thereafter No Maximum Uncurable - No Notice Required Examples include but are not limited to: - Shooting fireworks; - Threat to health or safety (materially affect physical health or safety of ordinary resident); - Noise violation not ongoing; - Property Damage; - Unrestrained Pets \$250.00 Immediate Fine

SAMPLE DISCUSSION WORDING (FOR HOA ATTORNEY REVIEW):
\$500.00 after 14 days notice \$100.00 per day thereafter No Maximum Uncurable - No Notice Required Examples include but are not limited to: physical health or safety of ordinary resident); \$250.00 Immediate Fine [SAMPLE DISCUSSION WORDING - FOR TEXAS HOA COUNSEL REVIEW]: 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...