

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

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FIRST AMENDMENT TO DECLARATION OF  
COVENANTS, CONDITIONS AND RESTRICTION  
VERSAILLES ADDITION  
TO THE CITY OF SOUTHLAKE, TARRANT COUNTY, TEXAS  
STATE OF TEXAS

ISSUE #1

TARANT

THIS FIRST AMENDMENT TO DECLARATION OF  
ENANTS,  
CONDITIONS AND RESTRICTIONS FOR VERSAILLES, an addition to  
tre City of  
Southlake, Tarrant County, Texas (the "Amendment") is executed...

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:**

.=m.i FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTION VERSAILLES ADDITION TO THE CITY OF SOUTHLAKE, TARRANT COUNTY, TEXAS STATE OF TEXAS COUNTY OF TARANT THIS FIRST AMENDMENT TO DECLARATION OF ENANTS, CONDITIONS AND RESTRICTIONS FOR VERSAILLES, an addition to tre City of Southlake, Tarrant County, Texas (the "Amendment") is executed...

**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...**