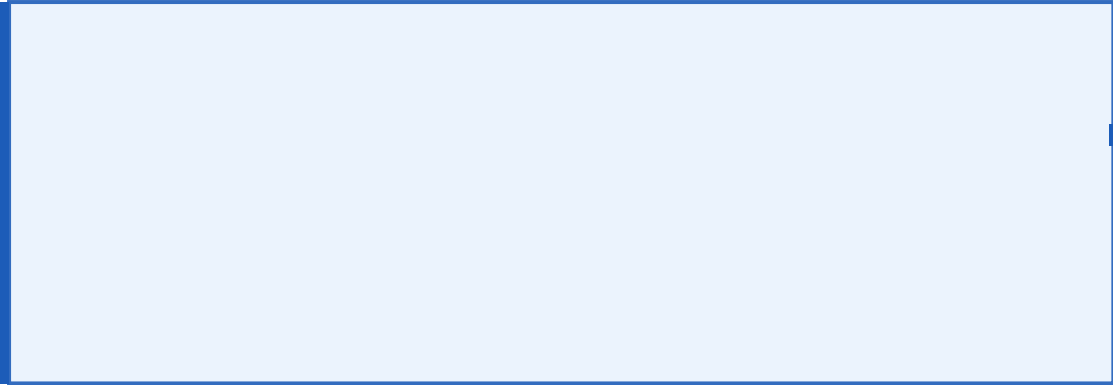




ISSUE #1



MARKUP #1 ->

MARKUP #1 · POTENTIAL ISSUE FOR REVIEW

BOARD & COUNSEL REVIEW

Sec. 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:

CIVIC ASSOCIATION Westheimer * Alabama * Montrose * Mulberry HAWTHORNE HAROL Etl 0Z7| 360/ Sz71 ECVL SLTL EZVL LLTL SLTL DETL LOVETT 140/ 20zI 3405A 1310-1318 608I LOEL 352= B527 90tl OLEL ZOEL 3517 8 3519 LLEL SOEL YUPON 8LE L OLEL 908L GRAUSTARK MT VERNON 60EL LOEL SOEL LOEL OZEL 91E| ZLEL 808L tOEL SLLL LLTL SOTL 80tl 90tl ALABAMA LEGEND INCLUDED

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...