

THE ESTATES AT SHANNON RIDGE HOMEOWNERS' ASSOCIATION, INC.

TITLE: HB 614 – Compliance with Texas State Law

Author: Andi Kelly

Contact: ShannonRidgeHOA@gmail.com

Introduced by: Andi Kelly

Contact: ShannonRidgeHOA@gmail.com

Endorsed by: Board of Directors

The Estates at Shannon Ridge Homeowners' Association, Inc.

WHEREAS, The Estates at Shannon Ridge Homeowners' Association, Inc. is a voluntary homeowners' association, in which current dues are set at \$50.00 per year; and

WHEREAS, as of January 1, 2024, Texas Legislature amended Section 209.0061 to read:

SECTION 1. Chapter 209, Property Code, is amended by adding Section 209.0061 to read as follows:
Sec. 209.0061. ASSOCIATION POLICY; FINES. (a) This section does not apply to a property owners' association that is not authorized by the association's dedicatory instrument to levy a fine.

(b) A property owners' association board shall adopt an enforcement policy regarding the levying of fines by the property owners' association. The policy must include:

- (1) general categories of restrictive covenants for which the association may assess fines;
- (2) a schedule of fines for each category of violation; and
- (3) information regarding hearings described by Section 209.007.

(c) The enforcement policy adopted pursuant to Subsection (b) may reserve the board's authority to levy a fine from the schedule of fines that varies on a case-by-case basis.

(d) Each property owners' association shall:

(1) provide a copy of the policy to an owner of each property in the subdivision by:

- (A) posting the policy on an Internet website maintained by the property owners' association or an agent acting on behalf of the association and accessible to members of the association; or
 - (B) annually sending a copy of the policy, separately or included in routine communication from the property owners' association to property owners, by
 - (i) hand delivery to the owner;
 - (ii) first class mail to the owner's last known mailing address; or
 - (iii) e-mail to an e-mail address provided to the property owners' association by the owner;
- and

(2) make the policy available on any publicly accessible Internet website maintained by the property owners' association or an agent acting on behalf of the association.

and;

WHEREAS, The Estates at Shannon Ridge Homeowners' Association, Inc.'s dedicatory instrument does not give authority to the Association to levy any fines nor will it in the future; therefore, be it

RESOLVED: That The Estates at Shannon Ridge Homeowners' Association, Inc. is not in the position and will not be levying any fines for violations nor will it adopt any schedule of fines for violations in the future; and be it further

RESOLVED: That this Resolution notifying The Estates at Shannon Ridge homeowners of the intent to not levy fines for violations, now or in the future, will be posted on its website accessible to all Shannon Ridge property owners.

Current SRHOA Policy:

None