

NOTES ON NEW HOMEOWNER'S ASSOCIATION LAW...

The new POA OMNIBUS BILL concerns powers and duties of property owner's associations and various provisions of the Bill will take effect over the next multiple months, much of which become effective September 1 2021. Spring Branch Estates II is posting to our site various required documents...RECORDS OF PRODUCTION POLICY, PAYMENT PLAN POLICY, and COLLECTION POLICY. When the attorney has prepared and recorded the MANAGEMENT CERTIFICATE it will be posted to the website as well. I created the new documents directly from our by-laws and/or from they are fairly basic but we are not a highly regulated association.

- **Item one...***ASSOCIATION MUST KEEP OUR ARCHITECTURAL COMMITTEE SEPARATE FROM OUR BOARD OF DIRECTORS*...this does not apply as we do not have an architectural committee
- **Item two...***ASSOCIATION MUST HAVE WEBSITE*...we comply as we have website
- **Item three...***NEW MANAGEMENT CERTIFICATE*...being prepared and recorded by our attorney, it will be file-stamped and placed on our website. Believe Susan is gathering the additional information that is needed to complete.
- **Item four...***RELIGIOUS DISPLAYS...THE STATE PROHIBITS A POA FROM ENFORCING OR ADOPTING A RESTRICTION THAT PROHIBITS OWNERS FROM DISPLAYING ON THE OWNER'S / RESIDENT'S PROPERTY ONE OR MORE RELIGIOUS ITEMS*...we do not enforce these restrictions
- **Item five...***THE STATE PROHIBITS A POA FROM ADOPTING OR ENFORCING A RESTRICTIVE COVENANT THAT PREVENTS A PROPERTY OWNER FROM BUILDING OR INSTALLING A SECURITY MEASURE*...we do not enforce this restriction
- **Item six...***ATTORNEY IS ASKING IF WE WANT TO FILE POLICY GUIDELINES REGARDING SOLID WASTE COMPOSTING OF VEGETATION, EFFICIENT IRRIGATION SYSTEMS (INCLUDING UNDERGROUND DRIP OR OTHER DRIP SYSTEMS) AND DROUGHT-RESISTANT LANDSCAPING OR WATER-CONSERVING NATURAL TURF, RELIGIOUS DISPLAYS, STANDY ELECTRIC GENERATORS, BACK YARD SWIMMING POOL ENCLOSURES, SECURITY MEASURES*...I believe we will NOT want to file and policies regarding these items

Per our attorney, the website must contain these documents...

- Deed restrictions and any/all amendments thereto **POSTED**
- Association's Articles of Incorporation **POSTED**
- Association's By-laws **POSTED**
- Association's Amended/Updated Records Production Policy **PENDING POSTING (SAME AS BELOW)**
- Association's Records Production Policy **PENDING POSTING**
- Association's Payment Plan Policy **PENDING POSTING**
- Association's Collection Policy **PENDING POSTING**
- Any additional 'dedicatory instruments' the Association intends to enforce if any **N/A**
- File-stamped copy of the new Management Certificate (**per attorney...not yet prepared or recorded**)