

Amend HB 2215 as follows:

(1) On page 1, line 7, strike "Before" and substitute "Except as provided by Subsection (c), before [Before]".

(2) On page 1, line 15, between "notice" and "must", insert "required by Subsection (a)".

(3) On page 2, between lines 7 and 8, insert the following:

(c) For property located wholly or partly in a county with a population of more than 1.3 million and less than 1.4 million, before a property owners' association may suspend an owner's right to use a common area, file a suit against an owner other than a suit to collect a regular or special assessment or foreclose under an association's lien, charge an owner for property damage, or levy a fine for a violation of the restrictions or bylaws or rules of the association, the association or its agent must give written notice to the owner by certified mail, return receipt requested.

(d) The notice required by Subsection (c) must:

(1) describe the violation or property damage that is the basis for the suspension action, charge, or fine and state any amount due the association from the owner; and

(2) inform the owner that the owner:

(A) is entitled to a reasonable period to cure the violation and avoid the fine or suspension unless the owner was given notice and a reasonable opportunity to cure a similar violation within the preceding six months; and

(B) may request a hearing under Section 209.007 on or before the 30th day after the date the owner receives the notice.

(4) On page 2, line 10, between the period and "A", insert the following:

(a) This section does not apply to property located wholly or partly in a county with a population of more than 1.3 million and less than 1.4 million.

(b)

(5) On page 2, line 23, between "An owner" and "is not", insert "to whom Section 209.0071 applies".

(6) On page 3, line 3, strike "A", and substitute "(a) Except as provided by Subsection (b), a [A]".

(7) On page 3, between lines 11 and 12, insert the following:

(b) For property located wholly or partly in a county with a population of more than 1.3 million and less than 1.4 million, a property owners' association may not foreclose a property owners' association's assessment lien if the debt securing the lien consists solely of:

(1) fines assessed by the association; or

(2) attorney's fees incurred by the association solely associated with fines assessed by the association.

(8) On page 3, line 14, between the period and "Except", insert the following:

(a) This section does not apply to property located wholly or partly in a county with a population of more than 1.3 million and less than 1.4 million.

(b)

(9) On page 3, line 22, strike "The" and substitute "Except as provided by this subsection, the [~~The~~"]".

(10) On page 3, line 26, after the period, insert the following:

For property located wholly or partly in a county with a population of more than 1.3 million and less than 1.4 million, the owner of property in a residential subdivision may redeem the property from any purchaser at a sale foreclosing a property owners' association's assessment lien not later than the 180th day after the date the association mails written notice of the sale to the owner under Section 209.010.

(11) On page 4, line 2, between "association" and "is", insert ", other than an association for property wholly or partly located in a county with a population of more than 1.3 million and less than 1.4 million,".

(12) On page 4, line 20, between "association" and "is", insert ", other than an association for property wholly or partly located in a county with a population of more than 1.3 million and less than 1.4 million,".