

**GOLF CART POLICY for the
ROYAL RIDGE PATIO HOMES ASSOCIATION, INC.**

STATE OF TEXAS §
 §
COUNTY OF BEXAR §

WHEREAS, all of the property located in the Royal Ridge Unit VI Subdivision (the “Subdivision”) is subject to that certain Declaration of Covenants, Conditions and Restrictions recorded as Document No. 681627, and as amended, in the Official Public Records of Bexar County, Texas, (the “Declaration”);

WHEREAS, in accordance with the Declaration, the Royal Ridge Patio Homes Association, Inc., a Texas nonprofit corporation (the “Association”) was created to administer the terms and provisions of the Declaration. Unless the Declaration or applicable law expressly provides otherwise, the Association acts through a majority of its board of directors (the “Board”);

WHEREAS, the Association is empowered to enforce the restrictive covenants, bylaws, or similar instruments governing the administration or operation of the Association (collectively, the “Dedictory Instruments”);

WHEREAS, Section 551.304 and Section 551.403 of the Texas Transportation Code were amended effective September 1, 2021 regarding the operation of neighborhood electric vehicles and golf carts within residential subdivisions as defined in Section 202.002(9) of the Texas Property Code; and

WHEREAS, the Board of the Association desires to hereby establish a Golf Cart Policy consistent with the Texas Transportation Code and to provide clear and definitive guidance to its members.

NOW THEREFORE, the Board has duly adopted the following *Golf Cart Policy* (the “Policy”):

GOLF CART POLICY

1. Definitions.
 - a. Golf carts. “Golf carts” as used herein shall have the definition assigned under Section 551.401 of the Texas Transportation Code, as may be amended, namely, a motor vehicle designed by the manufacturer primarily for use on a golf course.
 - b. Neighborhood electric vehicles. In addition to the foregoing, “golf carts” as used in this Policy, shall also include the definition of “neighborhood electric vehicle” assigned under Section 551.301 of the Texas Transportation Code, as may be amended, namely, a vehicle that can attain a maximum speed of 35 miles per hour

on a paved level surface and otherwise complies with Federal Motor Vehicle Safety Standard 500 (49 C.F.R. Section 571.500).

- c. All-terrain vehicles. For purposes of this Policy, the term “golf carts” shall not include all-terrain vehicles (“ATV’s”), recreational off-highway vehicles (“ROV’s”), or any other type of vehicles, whether gas powered or electric, the operation of which within the community is prohibited.

2. Policy.

- a. Golf carts must be parked and stored out of public view when not in use.
- b. Golf carts may only be operated by a person with a valid driver’s license, or a person accompanied by a parent or guardian with a valid state issued driver’s license.
- c. Golf carts may only be operated on the streets within the Subdivision. Golf carts shall not be operated, parked, or stored on sidewalks, grass, greenbelts, easements, or any other Common Areas.
- d. Golf carts are to be operated with the utmost courtesy, care and consideration for the safety of the operator, passengers, pedestrians and the Subdivision. Pedestrians shall be given the right-of-way at all times.
- e. Golf carts shall not be operated in a manner that may endanger operators, passengers or other individuals (pedestrians), or harm property in the Subdivision. Dialing and/or texting on mobile phones or manipulating other devices is prohibited while operating a golf cart.
- f. The number of passengers which may ride in a golf cart is limited to the number of seats provided in the golf cart. Do not exceed the passenger limit, seating designation, capacity, or load capacity designated by the golf cart’s manufacturer.
- g. All golf cart passengers must remain seated during operation of the golf cart. All passengers in the golf cart shall keep hands, arms, legs and feet within the confines of the golf cart at all times when the golf cart is in motion.
- h. Each golf cart operator is solely responsible for the operation of the golf cart and any damages caused or occasioned by such operation.
- i. All golf carts must be properly maintained according to the standard of the golf cart’s manufacturer.

- j. Any golf cart being operated at night (after sunset and before sunrise) must have working front and taillights.
- k. Golf carts shall be operated in compliance with the common “rules of the road,” adhering to all traffic laws and regulations, regardless of whether they are being operated on service drives, sidewalks or roadways.

3. Miscellaneous.

- a. Amendment. This Policy may be revoked or amended from time to time by the Board. This Policy will remain effective until the Association records an amendment to this Policy in the Official Public Records of Bexar County, Texas.
- b. Conflict. In the event of any conflict between this Policy and any Dedicatory Instrument of the Association, this Policy controls.
- c. Effective Date. This Policy is effective upon recordation in the Official Public Records of Bexar County, Texas and supersedes any guidelines for golf carts outlined herein which may have been previously been in effect. Except as affected by relevant provisions of the Texas Transportation Code and/or by this Policy, all other provisions contained in the Declaration or any other Dedicatory Instrument of the Association shall remain in full force and effect.