

Official Public Records

Nancy E. Rister

Nancy E. Rister, County Clerk

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Williamson County Texas

WINSTEAD
ATTORNEYS

Upon Recording Return To:

ROBERT D. BURTON, ESQ.
WINSTEAD, PC
401 CONGRESS AVENUE, SUITE 2100
AUSTIN, TEXAS 78701

SECRETARY'S CERTIFICATE

The undersigned hereby certifies that he is the duly elected, qualified and acting Secretary of Teravista Community Association, Inc., a Texas non-profit corporation (the "Association"), and that attached hereto as Exhibit "A" and made a part hereof is a true and correct copy of the Parking and Vehicle Policy, duly approved and adopted by Unanimous Resolution of the Board of the Association on MARCH 5, 2012.

IN WITNESS WHEREOF, the undersigned has executed this certificate on the 5 day of March, 2012.

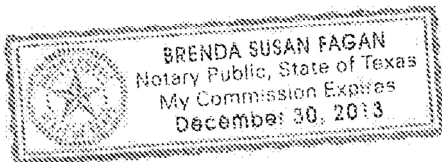
Alyssa Douglass
Alyssa Douglass, Secretary

STATE OF TEXAS §
§
COUNTY OF WILLIAMSON §

BEFORE ME, the undersigned Notary Public, on this 5th day of March, 2012, by Alyssa Douglass, Secretary of Teravista Community Association, Inc., a Texas non-profit corporation, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, on behalf of said corporation.

[SEAL]

Brenda Fagan
Notary Public Signature



**TERAVISTA COMMUNITY
ASSOCIATION, INC.**

PARKING AND VEHICLE POLICY

**For Owners within
TERAVISTA**

TERAVISTA PARKING AND VEHICLE POLICY

1) Residential Vehicles

- a) Vehicles. A vehicle must be operable, and must display a current license tag and inspection sticker. For purposes of this Policy, "vehicles" include automobiles, motorcycles, motorized bikes, passenger trucks, small vans, and similar passenger vehicles. Except in enclosed garages or as otherwise provided herein, the following are not permitted on the Property without express written consent of the Board: commercial vehicles or equipment, mobile homes, recreational vehicles, golf carts, boats and other watercraft, trailers, buses and industrial vehicles. Motorcycles, motorbikes, or other motorized vehicles may not be operated except to provide transportation to and from an Owner's Unit.
- b) On Street Parking.
 - i) Owners/Residents. Except as otherwise permitted as described herein, no Owner or resident may park a vehicle on any public or private street or thoroughfare within the community. Special approval to park a vehicle on any public or private street or thoroughfare within the community may be granted by the Association for extenuating circumstances, obtained upon request at the Association's office on a case by case basis.
 - ii) Guests/Invitees. Guests of any Owner or resident shall be allowed to park their vehicles on any road or street within the community for a period not to exceed seventy-two (72) consecutive hours unless in the event of an emergency. An "emergency" means an event which jeopardizes life or property. Any vehicle parked in the street must be parked legally and in such a manner that does not obstruct the free and unimpeded vehicular and pedestrian use of any portion of the sidewalks or alleys within the community. Periods of visitation extending beyond seventy-two (72) consecutive hours require a parking sticker from the Association, which can be issued upon request at the Association's office on a case by case basis. Special
- c) Reserved Parking Areas. The Association may have a limited number of reserved parking spaces available for the use of any Owner or resident at the Association's community facilities parking areas for an individual unable to accommodate off-street vehicle parking at the Owner's Unit. Any such permitted use of a reserved parking space shall be subject to a reserved parking space fee and shall only be permitted on a case by case basis upon request at the Association's office.

- d) Repairs. Washing, repairs, restoration, or maintenance (including oil changes) of vehicles is prohibited on alleys, streets or other roadways except for emergency repairs, and then only to the extent necessary to enable movement of the vehicle to a repair facility.
 - e) Obstructions. No vehicle may obstruct the flow of traffic, constitute a nuisance, or otherwise create a safety hazard.
- 2) **Commercial Vehicles.** Construction, service and delivery vehicles shall be exempt from the provisions of this Policy for such a period of time as is reasonably necessary to provide service or to make a delivery to a Unit or the Common Area. A "commercial vehicle" means a truck or van with commercial writing on their exteriors or vehicles primarily used or designed for a commercial purpose and vehicles with advertising signage attached or displayed on such vehicle's exterior, but shall not include passenger cars with identifying decals or painted lettering not exceeding a total area of one square foot in size or official vehicles owners by governmental or quasi-governmental bodies.
- 3) **Enforcement.** In accordance with the terms and provisions of the Governing Documents of Teravista, any Owner at such Owner's own expense, the Declarant, the Association and Williamson County law enforcement officials will have the right to enforce the parking provisions of this Policy.
- a) Interpretation. In the event of any dispute regarding the effect or application of this Policy, the interpretation of the Board will be final.
 - b) Nuisance. Every act or omission whereby any provision of this Policy is violated, in whole or in part, is hereby declared to be a nuisance and may be enjoined or abated by any Owner of a Unit (at such Owner's own expense), Declarant, the Association or Williamson County.
 - c) Self-Help. A vehicle in violation of this Policy may be stickered, wheel-locked, towed, or otherwise removed from the Owner's Unit, street, thoroughfare or alley by the Association, at the expense of the vehicle's Owner. The Association expressly disclaims any liability for damage to vehicles on which the Association exercises these remedies for violations of this Policy.
 - d) Fines. The Association may impose fines for violation of the provisions of this Policy pursuant to the provisions and procedures of the Association's Fine and Enforcement Policy, as the same may be amended from time to time.
 - e) Legal Action. The Association may initiate, defend or intervene in any action or lawsuit brought to enforce any provision of this Policy, and may seek recovery for damages for

and injunctive relief against the breach of any provision hereof and may recover attorney's fees and costs associated with such action or lawsuit.

Any questions regarding this policy should be directed to the Association's office at (512) 310-7421.