

LAKES OF PINE FOREST HOMEOWNERS ASSOCIATION, INC.
PARKING AND TOWING POLICY

TABLE OF CONTENTS

Table of Contents	ii
Preamble.....	iii
1.1 Condition of Vehicle.....	1
1.2 Repairs.....	1
1.3 Commercial Vehicles / Recreational Vehicles	1
1.4 Parking	2
1.5 Fines and Penalties.....	2

LAKES OF PINE FOREST HOMEOWNERS ASSOCIATION, INC.
PARKING AND TOWING POLICY

PREAMBLE

Lakes of Pine Forest Homeowners Association, Inc. is a Homeowner's Association established by dedicatory instruments filed of record in the Real Property Records of Harris County, Texas. These rules are made and adopted pursuant to the authority granted by the Declaration of Covenants, Conditions and Restrictions, the By-Laws, and pursuant to the authority granted by the Texas Property Code.

The following Parking and Towing Policies are applicable to all Owners, tenants, families, and guests. All Owners are responsible for the instruction and supervision of their household members, tenant(s), invitees and/or guests as to the provisions of all the Parking and Towing Policies, Bylaws, and the Declaration of Covenants, Conditions and Restrictions, and Owners must provide a copy of these documents to their tenant(s).

These below stated Rules and Regulations are in no way intended to limit or supersede the Declaration of Covenants, Conditions and Restrictions, the By-Laws, or any of their Exhibits. In the event that there is a conflict, the Declaration of Covenants, Conditions and Restrictions and By-Laws shall prevail.

Each Owner is responsible for the conduct and actions of themselves, their family members, renters, lessees, guests, invitees, licensees, and occupants. It is a violation of these rules if any owner, family member, renter, lessee, guest, invitee, licensee, and/or occupant disturbs the rights, comforts or conveniences of other persons within the Association.

The Board of Directors shall have the right to make such other and reasonable rules from time to time, as in its judgment may be needed to enhance the cleanliness and orderliness of the premises and the safety and comfort of the occupants of the Association. Notice of any additional rules and regulations will be given to residents in writing.

PARKING AND TOWING POLICY

1.1 CONDITION OF VEHICLE

- 1.1.1 All vehicles parked within the boundaries of the Association must have up-to-date registration, and must be operative. No inoperative vehicles may be kept or stored within the Association unless kept in an Owner's garage with the garage door closed.
- 1.1.2 Vehicle covers may not be utilized within the Association. Vehicles with covers will be subject to immediate fine, without prior notice or warning by the Association.

1.2 REPAIRS

- 1.2.1 Automobile repairs are not permitted to be performed in the Association, with the exception of short-term incidental repairs that may be completed in twelve (12) hours or less (e.g. tire change, oil change, battery maintenance).
- 1.2.2 Vehicles which are leaking fluids constitute an immediate, clear and present danger to the Association and its members, and their presence within the Association is grounds for immediate fines and/or towing by the Association.

1.3 COMMERCIAL VEHICLES / RECREATIONAL VEHICLES

- 1.3.1 Commercial or Recreational vehicles may only park within the Association while loading, unloading or otherwise performing services for an owner and/or tenant, and must not be left un-attended, with the exception that Recreational Vehicles may remain in view for a period not to exceed sixty (60) total hours in any seventy-two hour period, to facilitate loading and unloading. No Commercial or Recreational vehicle is permitted to block or hinder the ingress or egress of traffic through the Association.
- 1.3.2 "Commercial Vehicle" means a motor vehicle that is not used primarily for personal, family, or household use. The term includes:
 - (A) A motor vehicle with a gross vehicular weight of 10,001 pounds or more;
 - (B) A trailer or semitrailer designed for use in combination with a vehicle described herein;
 - (C) A motor vehicle is designed to transport 16 or more passengers, including the driver;
 - (D) A motor vehicle is transporting hazardous materials and is required to be placarded under Title 49, Part 172, Subpart F of the Code of Federal Regulations.

- (E) Any vehicle containing more than two axles;
- (F) Any vehicle with six (6) or more wheels, with the only exception being a stock dually pick-up truck, owned by an individual;
- (G) Any box vans other than individually owned passenger vans;
- (H) Any flatbed trucks or trailers; and
- (I) Limousines, taxi-cabs, busses, food trucks and ambulances.

1.3.3 "Recreational Vehicle" means any of the following:

- a. Boats, campers, trailers, RVs, watercraft, aircraft, four-wheelers, etc.

1.4 PARKING

- 1.4.1 Storage. No vehicle may be stored outside of a garage within the Association. A vehicle is considered stored if it is not used or moved for more than sixty (60) hours. No vehicle maybe parked on grass or on curbs at any time.
- 1.4.2 Enforcement: Any vehicle in violation of these rules will be subject to fines. Vehicles in violation of these policies and also parked in the street will be referred to the Harris County Sherriff's Department for enforcement and/or removal.

1.5 FINES AND PENALTIES

- 1.5.1 Violations of these policies will result in the following action by the Association:

1 st Violation:	Warning Letter, no fine
2 nd Violation (within six (6) months):	Warning Letter, \$150.00 fine
3 rd and Add'l Violations: (within six (6) months):	Warning Letter, \$250.00 fine

- 1.5.2 Successive fines may be imposed against a single owner or resident for the same type or for different violations as set forth in each violation notice. Such fine(s) shall become immediately due and payable. The collection of fines will be dealt with in the same manner as any past due debt to the Association. Collection of fine(s) will be administered by the managing agent or legal counsel for the Association. All costs associated with the collection of any fine, including attorney's fees, incurred by or attributable to any such violation(s), shall be assessed or billed to the violating owner's and/or tenant's account.

BOARD RESOLUTION OF
LAKES OF PINE FOREST HOMEOWNERS ASSOCIATION, INC.

Regarding Ratification of
Parking and Towing Policy for the Purpose of Filing
in the County Real Property Records

DATED: May, 1st, 2020.

STATE OF TEXAS §

§

COUNTY OF HARRIS §

I, the Secretary of Lakes of Pine Forest Homeowners Association, Inc. (the "Association"), do hereby certify that at a regular meeting of the Board of Directors of the Association, which was held on the 23rd day of April, 2020, with a quorum present and remaining throughout, and being duly authorized to transact business, the following resolution for the ratification of the attached Vehicle and Towing Policy for the purposes of filing in Harris County's Real Property Records, was duly made and approved.

WHEREAS, the Association is a Texas non-profit corporation governed by the Texas Property Code;

WHEREAS, the Vehicle and Towing Policy, attached hereto as Exhibit "A", is hereby ratified for the purpose of filing in this County's Real Property Records;

IT IS, HEREBY, RESOLVED that the Board of Directors of the Association unanimously adopts this formal resolution for the purpose of filing the aforementioned document in the Harris County Real Property Records.

Dated: 5/1/20

Harold Vance
Secretary

STATE OF TEXAS §

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COUNTY OF HARRIS §

ACKNOWLEDGMENT

This instrument was acknowledged before me on the 1st day of May, 2020, by Harold Vance, as secretary of Lakes of Pine Forest Homeowners Association, Inc., on behalf of said corporation.

Pamela Hummel
Notary Public in and for the State of Texas

