

**CERTIFICATE OF ADOPTION  
OF  
VEHICLE PARKING POLICY  
OF  
WINDSTONE COLONY COMMUNITY ASSOCIATION, INC.**

STATE OF TEXAS                   §  
  §     KNOW ALL BY THESE PRESENTS:  
COUNTY OF HARRIS           §

**WHEREAS**, the Board of Directors (the "Board") of WINDSTONE COLONY COMMUNITY ASSOCIATION, INC., a Texas non-profit corporation (the "Association") is charged with administering and enforcing the Declaration of Covenants, Conditions and Restrictions for Windstone Colony dated as of April 17, 2000, and recorded in the Real Property Records of Harris County, Texas, under Clerk's File Number U342396 (as may be supplemented and amended from time to time, the "Declaration") encumbering the Windstone Colony community (including all annexed areas being collectively called the "Community"); and

**WHEREAS**, Article VII, Section 9 of the Declaration provides that no vehicle may be parked or left upon any lot in the Community except in a garage or other area designated by the Board, and in driveways for such temporary periods as may be specified by the Board from time to time; and

**WHEREAS**, Article VII, Section 9 of the Declaration further provides that the parking of vehicles on streets or within road rights-of-way is specifically prohibited; provided that the Board has no obligation to enforce this restriction if it is unlawful or the Board deems enforcement to be economically infeasible or otherwise impractical; and

**WHEREAS**, Article VII, Section 9 of the Declaration further provides that no motorized vehicles shall be permitted on pathways or unpaved common area except for public safety vehicles and vehicles authorized by the Board; and

**WHEREAS**, Article X, Section 8 of the Declaration provides that the Board may impose fines and that such fines shall be collected in the same manner as the collection of assessments under the Declaration; and

**WHEREAS**, in accordance with Article X, Section 8 of the Declaration, the Board has adopted the Fining and Enforcement Procedures for Violations of the Governing Documents dated February 20, 2020, and recorded in the Real Property Records of Harris County, Texas, under Clerk's File Number RP-2020-80072 (as may be supplemented and amended from time to time, the "Fining Policy"); and

RP-2020-380516

**WHEREAS**, Section 6 of the Fining Policy provides that the Association reserves the right to increase the amount of the fine for a given violation, if deemed appropriate by the Board due to the severity, seriousness, extent, repeated or wrongful nature of the violation; and

**WHEREAS**, the Board desires to adopt a policy regarding parking of vehicles in the Community and to increase the amount of fines for violations of the policy regarding parking of vehicles in the Community; and

**WHEREAS**, Article III B, Section 5 of the By-Laws of the Association provide that a majority of the directors shall constitute a quorum for the transaction of business and the votes of a majority of the directors present at a meeting at which a quorum is present shall constitute the decision of the Board; and

**WHEREAS**, the Board held a meeting on July 8, 2020 (the "Adoption Meeting"), at which at least a majority of the members of the Board were present and at which at least a majority of the directors present duly passed the Vehicle Parking Policy described herein below (the "Parking Policy");

**NOW, THEREFORE**, to give notice of the matters set forth herein, the undersigned, being the President of the Association, does hereby certify that at the Adoption Meeting, at least a majority of the members of the Board were present and that at the Adoption Meetings, at least a majority of the directors present duly adopted the Parking Policy. The Parking Policy is effective upon recordation of this Certificate in the Official Public Records of Harris County, Texas. The Parking Policy is as follows:

**I. PARKING:**

- A. Storage:** A vehicle is considered stored if it is not used or moved for more than forty-eight (48) consecutive hours. Commercial Vehicles (herein defined), Recreational Vehicles (herein defined), inoperative vehicles and/or vehicles without current registration and inspections may not be stored in driveways or streets, and must be stored out of public view, unless otherwise provided by the Declaration.
- B. Street Parking:** No more than one (1) vehicle per lot may be parked on the street at any time. No vehicle may be parked on a street which shall impair the ingress or egress of vehicles from driveways. No vehicle may be parked on a street which will impair mail delivery. No vehicle may be parked on the street which shall block a fire hydrant. No vehicle may be parked on the street blocking traffic signs, including but not limited to stop signs. No vehicle may be parked on the street for more than sixty (60) hours in a seventy-two (72) hour period. All vehicles parked on the street must face the direction of flowing traffic.
- C. Unconventional Parking:** No vehicle of any kind may ever be parked on the yard or on the sidewalk. Likewise, no vehicle may block access to trash cans or to residential mailboxes at any time.

## II. COMMERCIAL VEHICLES AND RECREATIONAL VEHICLES:

In addition to the provisions set forth in Paragraph I above, unless otherwise provided by the Declaration, Commercial Vehicles and Recreational Vehicles may only temporarily be parked in the Community while loading, unloading, or otherwise performing services for an owner and/or tenant, and must not be left unattended. Commercial Vehicles and Recreational Vehicles are not permitted to block or hinder the ingress or egress of traffic through the Community.

**“Commercial Vehicle”** means any of the following:

- Any vehicle that displays one (1) more commercial signs;
- Any vehicle carrying commercial equipment;
- Any vehicles containing more than two axles;
- Any vehicle with six (6) or more wheels, with the only exception being a stock dually pick-up truck, owned by an individual without any additional commercial equipment or commercial logos, signs or displays;
- Any vans with logos, and racks or visible commercial equipment;
- Any vehicle displaying the internet site, email address, or the phone number of any business;
- Any box or flatbed trucks or trailers;
- Any construction type vehicle or equipment (e.g. bulldozers, backhoes, tractors);
- Any vehicle with a gross vehicle weight rating over thirteen thousand pounds; or
- Limousines, wreckers, taxi-cabs, food trucks and trailers.

**“Recreational Vehicle”** means any of the following:

- Boats, boat trails, campers, recreational vehicles, watercraft, aircraft, four wheelers, etc.

## III. FINES AND PENALTIES:

1st Violation:	Warning Letter, no fine, 30 days to cure.
2nd Violation:	\$75.00 fine.
3rd violation:	\$175.00 fine.
Subsequent Violation(s):	Additional weekly fine as specified by the Board from time to time.

Fines shall be imposed pursuant to the procedures set forth in the Fining Policy.

**EXECUTED** on the date of the acknowledgment set forth herein below, to be effective upon recordation in the Official Public Records of Harris County, Texas.

**WINDSTONE COLONY COMMUNITY ASSOCIATION, INC.,** a Texas non-profit corporation

By: Sylvia Lagunas Garza  
Sylvia Lagunas Garza, President

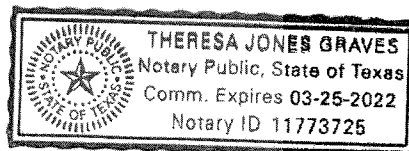
THE STATE OF TEXAS §  
  §  
COUNTY OF HARRIS §

This instrument was acknowledged before me on August 13th, 2020, by Sylvia Lagunas Garza, President of WINDSTONE COLONY COMMUNITY ASSOCIATION, INC., a Texas non-profit corporation, on behalf of said entity.

Theresa Jones Graves  
Notary Public, State of Texas

**WHEN RECORDED, RETURN TO:**

Mark K. Knop  
Hoover Slovacek LLP  
Galleria Tower II  
5051 Westheimer Rd., Suite 1200  
Houston, Texas 77056



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# Pages 5  
08/19/2020 10:10 AM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
CHRIS HOLLINS  
COUNTY CLERK  
Fees \$30.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically and any blackouts, additions or changes were present at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or use of the described real property because of color or race is invalid and unenforceable under federal law.

THE STATE OF TEXAS  
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED in the Official Public Records of Real Property of Harris County, Texas.



COUNTY CLERK  
HARRIS COUNTY, TEXAS

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