

ADDITIONAL DEDICATORY INSTRUMENT

for

LAKE LIVINGSTON VILLAGE IMPROVEMENT ASSOCIATION, INC.

STATE OF TEXAS §
 §
COUNTY OF POLK §

BEFORE ME, the undersigned authority, on this day personally appeared **Randy Bojorquez**, who, being first duly sworn, stated on oath the following:

“My name is Randy Bojorquez. I am the Secretary of Lake Livingston Village Improvement Association, Inc., and am competent and authorized to submit this affidavit on behalf of the Association. The statements made herein are based upon my personal knowledge and are true and correct.

“Pursuant to Section 202.006 of the Texas Property Code, the following documents are true and correct copies of original official documents on file with the Association:

- (1) **Lake Livingston Village Amended Vehicle and Parking Policy.”**

DATED this 26th day of June, 2023.

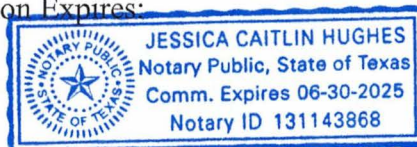
LAKE LIVINGSTON VILLAGE
IMPROVEMENT ASSOCIATION, INC.

By: *Randy Bojorquez*
Randy Bojorquez, Secretary

THE STATE OF TEXAS §
 §
COUNTY OF POLK §

This instrument was sworn, subscribed, acknowledged, and signed before me on this 26th day of June 2023, by Randy Bojorquez as duly authorized agent for Lake Livingston Village Improvement Association, Inc.

Jessica Caitlin Hughes
Notary Public for the State of Texas
My Commission Expires:



LAKE LIVINGSTON VILLAGE
RESOLUTION

THE STATE OF TEXAS §
 §
COUNTY OF POLK §

WHEREAS, Lake Livingston Village Improvement Association, Inc. (the “Association”) is the governing body for the Lake Livingston Village subdivision of Polk County, Texas;

WHEREAS, the Association is subject to the Declaration of Covenants, Conditions and Restrictions of Lake Livingston Village, Section One, filed of record in **Volume 506, Page 453**, of the Official Public Records of Polk County, Texas; the Declaration of Covenants, Conditions and Restrictions of Lake Livingston Village, Section Two, filed of record in **Volume 560, Page 699**, of the Official Public Records of Polk County, Texas; the Declaration of Covenants, Conditions and Restrictions of Lake Livingston Village, Section Three, filed of record in **Volume 566, Page 636**, of the Official Public Records of Polk County, Texas; the Declaration of Covenants, Conditions and Restrictions of Lake Livingston Village, Section Four, filed of record in **Volume 571, Page 99**, of the Official Public Records of Polk County, Texas; the Declaration of Covenants, Conditions and Restrictions of Lake Livingston Village, Section Five, filed of record in **Volume 591, Page 404**, of the Official Public Records of Polk County, Texas; the Declaration of Covenants, Conditions and Restrictions of Lake Livingston Village, Section Six, filed of record in **Volume 560, Page 711**, of the Official Public Records of Polk County, Texas; the Declaration of Covenants, Conditions and Restrictions of Lake Livingston Village, Section Seven, Eight, Nine, Ten, and Eleven, filed of record in **Volume 599, Page 192**, of the Official Public Records of Polk County, Texas; the Declaration of Covenants, Conditions and Restrictions of Lake Livingston Village, Section Twelve, filed of record in **Volume 599, Page 181**, of the Official Public Records of Polk County, Texas; the Declaration of Covenants, Conditions and Restrictions of Lake Livingston Village, Section Thirteen, filed of record in **Volume 621, Page 428**, of the Official Public Records of Polk County, Texas; the Declaration of Covenants, Conditions and Restrictions of Lake Livingston Village, Section Fourteen, filed of record in **Volume 704, Page 568**, of the Official Public Records of Polk County, Texas (collectively, the “Declarations”); and

WHEREAS, the Declarations empower the Association, acting through its Board of Directors, to enact restrictions, conditions for the Lake Livingston Village subdivision of Polk County, Texas; and

WHEREAS, a quorum of the Board of Directors met and voted to enact a Vehicle and Parking Policy for Lake Livingston Village, filed of record on April 6, 2023, at **Volume 2475, Page 701**, of the Official Public Records of Polk County, Texas; and

WHEREAS, the Board of Directors now desires to amend the Vehicle and Parking Policy;

NOW, THEREFORE, pursuant to the authority granted to the Board of Directors, the following Amended Policy is hereby enacted:

LAKE LIVINGSTON VILLAGE
AMENDED VEHICLE AND PARKING POLICY

(1) **Definitions.** For purposes of this Policy, the following definitions shall apply:

“**Vehicle**” means a device in, or, or by which a person or property may be transported, including an operable or inoperable automobile, truck, motorcycle, boat, or as otherwise specified by the Board of Directors.

“**Commercial Vehicle**” means any type of self-propelled or towed Vehicle the has at least one of the following characteristics: (i) weighs over 6,001 pounds (2,722 kg); (ii) has tandem axles; (iii) has an attached trailer; (iv) has a liftgate; (v) has a lift bucket; (vi) has a plow attachment; or (vii) has a commercial license plate. Commercial Vehicles include, but are not limited to, semi-trucks or trailers; Snap-On tool and similar step vans; buses and limousines.

“**Farm or Construction Vehicles**” means any type of self-propelled or towed Vehicle intended for use in farming or construction, including but not limited to, agricultural tractors, excavators, harvesters, bailers, bulldozers, backhoes, dump trucks, front loaders, cranes, trenchers, or as otherwise determined by the Board of Directors.

“**Inoperable Vehicle**” means any Vehicle which (i) does not have a current and valid license plate and registration sticker physically and properly displayed; or (ii) which is not for any reason capable of lawful operation on any public street; or (iii) as otherwise determined by the Board of Directors.

“**Passenger Vehicle**” means a Vehicle, other than a Commercial Vehicle, owned and/or operated by a residents of a Lot, member of a resident’s household staff, or guest or invitee of a resident.

“**Unightly Vehicle**” means any Vehicle which, in the reasonable determination of the Board of Directors: (i) has exterior signage, graphics, designs, artwork, or other displays with are not professional applied or which are vulgar, obscene, or otherwise offensive to persons of ordinary sensibilities; or (ii) which, due to damage, disrepair, or dilapidation, is offensive in appearance to persons of ordinary sensibilities.

“**Unused or Abandoned Vehicle**” means any Vehicle which remains visible in the same general location, whether on a street or Lot, for thirty (30) or more consecutive days, or as otherwise determined by the Board of Directors.

(2) **Permitted and Prohibited Use, Parking, Storage, and Operation of Vehicles:**

(a) Mobile homes, recreational vehicles, and similar movable living structures not constructed on a permanent foundation are permitted in Lake Livingston Village only to the extent permitted by the Declarations and if approved by the Architectural Control Committee. Only one such living structure is permitted per Lot and may remain on such Lot only as long as it is used as a single-family residence.

(b) Farm or Construction Vehicles are not permitted to be parked or stored in Lake Livingston Village except when and only while used in connection with approved construction on a Lot.

(c) Commercial Vehicles are not permitted to be parked or stored in Lake Livingston Village unless fully contained in a closed garage approved by the Architectural Control Committee. Any Commercial Vehicle used for pick-up or deliveries, including for moving in or out of a residence, that must remain in Lake Livingston Village for more than three (3) days to complete such task, must be approved by the Board of Directors and must be used in a manner to as not to obstruct or impede sidewalk, driveway, easement, or street access or usage by other residents of Lake Livingston Village.

(d) No Inoperable Vehicle, Unsightly Vehicle, or Unused or Abandoned Vehicle may be parked or stored in Lake Livingston Village unless fully contained within a closed garage approved by the Architectural Control Committee.

(e) Boats on a boat trailer are permitted to be parked or stored in Lake Livingston Village provided they are not and do not become an Inoperable Vehicle, Unsightly Vehicle, or Unused or Abandoned Vehicle and are otherwise parked or stored in compliance with this Vehicle and Parking Policy and the governing documents of the Association.

(f) Passenger Vehicles must be parked or stored on/in an approved driveway, carport, or garage located entirely within the building lines of the Vehicle's owner's Lot.

(g) No Vehicle of any kind may be parked or stored: (i) on grass or similar portion of any Lot not intended customarily for parking of Vehicles; or (ii) in a slanted or diagonal manner across any driveway or other designated parking space or in any other manner other than as is customary for the type of parking space being used; or (iii) in such manner as to obstruct or impede sidewalk, driveway, easement, or street access or usage or in such manner that any part of the Vehicle extends into or across any part of a sidewalk, easement or street. No Owner or resident is permitted to park or store any Vehicle on the Lot of another Owner or resident.

(h) No Vehicle may be parked or stored on a road, easement, or Common Area in Lake Livingston Village.

(i) Vehicles may not be parked in the parking lot at the Lake Livingston Village pavilion except for official business with Lake Livingston Village, or by participants attending events at the pavilion and only during such event(s). No vehicles may be parked overnight in the pavilion parking lot without the prior written approval of the Board of Directors.

(j) Roads in Lake Livingston Village are restricted to use for vehicular ingress and egress only and incidental pedestrian ingress and egress. No object, thing, or device, including Vehicles, may be placed, stored, or maintained on any road and no activities may be conducted on roads which may or do obstruct or impede vehicular and pedestrian ingress or egress.

(k) Reckless driving in Lake Livingston Village is prohibited. This includes but is not limited to driving on or over curbs, drifting across roadways, and driving under the influence of alcohol or prescription or non-prescription drugs. Motor vehicles may be operated only on the dedicated streets within the subdivision and on the paved and designated parking areas of Common Areas. No lot or any part of a lot may be used as a street, access road, or thoroughfare. The speed limit in Lake Livingston Village is fifteen (15) miles per hour.

(l) No repair or other work may be performed on any Vehicle in Lake Livingston Village except for Minor Repairs on operable Passenger Vehicles and temporary emergency repairs or other work required to remove an Inoperable Vehicle, Unsightly Vehicle, or Unused or Abandoned Vehicle from Lake Livingston Village or place such Vehicle into a closed garage. Minor Repairs are limited to oil changes, headlight bulb replacement, and similar minor repairs that can be completed in fewer than 90 minutes. All oils and other motor fluids must be placed in sealed containers and disposed of at a State-approved disposal center. No motor oil or other motor fluids may be poured on the ground or down any sewage drains in Lake Livingston Village. Extensive or frequent repair or maintenance work on Vehicles, such as in connection with an auto repair or racing business or hobby, is prohibited. Without limiting the foregoing, no Vehicle repair or mechanic's shop of any kind, and no Vehicle rental or sales business of any kind, whether or not for profit may be conducted at any time or location within Lake Livingston Village.

(m) Notwithstanding the foregoing, the Board of Directors may restrict or prohibit entry into Lake Livingston Village of any Vehicle which may, in the Board's discretion and estimation, cause damage to the Common Areas, including roads, in the subdivision. Regardless whether a Vehicle is approved to enter Lake Livingston Village, an Owner shall be liable for all damage caused to Common Areas, including roads, by any Vehicle that enters Lake Livingston Village by or for such Owner or Owner's resident(s), tenant(s), guest(s), or invitee(s).

(n) Any vehicle parked or stored in Lake Livingston Village in violation of this policy shall be subject to booting or towing. Any such booting or towing will be at the sole cost of the Vehicle owner, regardless whether the Vehicle owner is an Owner of a Lot. Any such booting or towing shall be conducted in accordance with applicable Texas law, including Chapter 2308 of the Texas Occupations Code, and any amendments thereto.