

**RESOLUTION REGARDING THE
WALNUT COVE PROPERTY OWNERS ASSOCIATION, INC.
PARKING AND TOWING POLICY**

WHEREAS, WALNUT COVE PROPERTY OWNERS ASSOCIATION, INC., a Texas non-profit corporation (hereinafter referred to as the "ASSOCIATION"), through its Board of Directors has the authority under Texas Property Code Section 204.010(a)(6) to regulate the use, maintenance, repair, replacement, modification, and appearance of the subdivision;

WHEREAS, Texas Property Code Section 204.010(a)(21) authorizes a property owners' association to exercise other powers necessary and proper for the governance and operation of the property owners' association;

WHEREAS, by those certain Declarations of Covenants, Conditions and Restrictions for all sections of the ASSOCIATION, duly recorded in the Official Public Records of Real Property of Montgomery County, Texas along with any amendments and supplements thereto (hereinafter, collectively referred to as the "Declarations"), all lots within the Association were made subject to the covenants, conditions and restrictions set forth in the Declarations;

WHEREAS, the Association's Declarations are in place for the purpose of keeping the development of said real property for the mutual benefit and pleasure of the owners in said subdivision, and for the protection of such property values of the subdivision;

WHEREAS, the Association has private streets which are considered common areas of the Association per Section 21, entitled "Private Streets," of the Declarations;

WHEREAS, the Board of Directors desires to clarify the rules in the Declarations in regard to parking on common area streets and other areas in order to maintain safety and the attractiveness of the subdivision and thereby support property values; and

WHEREAS, pursuant to the Texas Property Code and the Association's Governing Documents, the Board of Directors (the "Board") hereby adopts this Policy for the purpose of clarifying the rules regarding parking on common area streets and other areas in the subdivision.

NOW THEREFORE, BE IT RESOLVED THAT the Board hereby resolves to adopt, publish, and enforce the following Association Parking and Towing Policy:

WALNUT COVE PROPERTY OWNERS ASSOCIATION, INC.
PARKING AND TOWING POLICY

1. **Conformance with Existing Policies:** This parking policy shall not be in violation of the Governing Documents of the Association or Chapter 2308 of the Texas Occupations Code.
2. **The Association has the authority to tow any vehicle parked or situated in violation of this policy without further notice, the costs of which shall be at the owner's expense.**

3. All vehicles must be parked in a garage or their appurtenant driveways, with no exceptions other than as provided herein.
4. All vehicles must be in daily operation with a current registration and state inspection sticker when parked within the Walnut Cove Subdivision.
5. No unlicensed, unregistered, inoperable or disabled vehicles shall be kept or maintained except in an Owner's enclosed garage.
6. No motorcycles, boats, trailers, covered vehicles, or commercial-type vehicles of any kind shall be parked, stored or otherwise permitted to remain overnight upon any street except for temporary parking of vehicles used in conjunction with the repair or maintenance of homes, unless prior written approval is obtained from the Board.
7. No parking is authorized on unimproved driveways or grass.
8. Vehicles may not be parked so as to obstruct a marked fire lane.
9. The Association has designated certain areas as Member Parking Only. Parking in these areas are reserved only for Members and Member's Guests. Any vehicle parked in these areas must have the proper sticker displayed on the windshield. Any unauthorized vehicle parked in these areas will be towed immediately.
10. No vehicle shall be parked on streets or driveways so as to obstruct ingress or egress of other vehicles.
11. All signage shall be posted in accordance with applicable towing laws and the laws of the State of Texas.
12. In the event a Violation Sticker is placed on a vehicle that is in violation of this policy, the Owner of the vehicle shall be liable for any and all costs, liabilities, or damages associated with the Sticker Notice, including but not limited, operating the vehicle with the Sticker Notice affixed, removal of the Sticker Notice, and/or any damage resulting therefrom.
13. The Association has entered into a contract with a towing company to establish and implement this towing policy and follow all towing laws promulgated by the State of Texas. Upon a violation of this Policy, the Association may have the towing company tow and relocate the offending vehicle to a secure holding yard in accordance with the posted towing signs. In no instance shall the Association, its Board of Directors, officers, or representatives be responsible for any damages, penalties, fines, or costs associated with the towing and subsequent release of the offending vehicle.

CERTIFICATION

"I, the undersigned, being the President of WALNUT COVE PROPERTY OWNERS ASSOCIATION, INC., hereby certify that the foregoing Resolution was adopted at a meeting held by the Association's Board of Directors by at least a majority vote on this 20 day of August, 2018."

By: Jack Rossen, President

Print name: JACK ROSSER

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF MONTGOMERY

BEFORE ME, the undersigned authority, on this day personally appeared JACK ROSSER, President of WALNUT COVE PROPERTY OWNERS ASSOCIATION, INC., and known by me to be the person whose name is subscribed to the foregoing document and, being by me first duly sworn, declared that he is the person whose name is subscribed to the foregoing document and, being by me first duly sworn, declared that he is the person who signed the foregoing document in his representative capacity, and that the statements contained therein are true and correct.

Given under my hand and seal of office this, the 20 day of August, 2018.

Helen Marie Payne
Notary Public, State of Texas



E-FILED FOR RECORD
08/27/2018 12:36PM



COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

STATE OF TEXAS,
COUNTY OF MONTGOMERY

I hereby certify that this instrument was e-filed in the file number sequence on the date and time stamped herein by me and was duly e-RECORDED in the Official Public Records of Montgomery County, Texas.

08/27/2018



County Clerk
Montgomery County, Texas