

**Timbergate Homeowners' Association, Inc.  
Parking Rules & Regulations**

WHEREAS the Board of Directors of the Timbergate Homeowners' Association, Inc. (the "Association"), a Texas nonprofit corporation has agreed that its existing Policy is inadequate and ineffective; and

WHEREAS the Board of Directors has the authority pursuant to the Supplemental Declaration of Covenants, Conditions, and Restrictions, to "adopt, publish and enforce the rules and regulations governing the use of the common areas and facilities located thereupon" and to "regulate the personal conduct of the members and their guests thereon" and to "establish penalties for any and all infractions thereof;"

NOW, THEREFORE, the Board of Directors does hereby adopt the following Parking Rules & Regulations, which shall be effective when recorded in the Harris County real property records.

Towing service will begin making unscheduled patrols of our community on a 24/7 basis.

A "Warning Sticker" may be placed on any unattended vehicle, parked on a street or alley right-of-way. A Warning Sticker placed on a vehicle is the only warning to advise that if a violation of these rules is not cured, corrected, or the vehicle hasn't been moved to a private driveway, garage, or out of community boundaries within the 24 hours, the vehicle will be towed at the owner's expense for any of the following reasons when located in the street or alley rights of way:

- The license plate, registration, or inspection sticker is expired or missing; or
- It is obvious that the vehicle is inoperable or incapacitated, (i.e., flat tire, hood up, missing wheel(s), etc.); or
- Vehicles leaking any fluids, resting on blocks, on a jack, or any other type of mechanical or hydraulic lifting device; or
- When a vehicle's tires are situated on a grassy area, whether privately owned or common area, or
- The vehicle is parked in an angular, erratic, or hazardous manner; or
- Where one or more of its tires is situated 18 or more inches from the street-side edge of the curb; or
- Where a vehicle restricts or impedes the line of vision at a corner or intersection for other drivers or pedestrians, or the safe flow of passing traffic; or

RP-2020-482965

- Small commercial vehicles with a GVWR (gross vehicle weight rating) of eight thousand, five hundred (8,500) pounds or greater may not be parked on a lot or in the street more than seventy-two (72) consecutive hours. Any vehicle in violation located in the street or alley rights-of-way will be tagged and towed.

### **Policy Adoption of Parking, Towing, No Parking Zone Rules and Regulations**

• Curbs painted red are designated as "No Parking Zones." Vehicles parked in a No Parking Zone may be immediately towed at the owner's expense. No Parking Zones are sections of the street and alley right-of-way curbs at intersections, alley accesses, mailbox clusters, fire hydrants, and the community reader board and flagpole area. Parking any portion of a vehicle in a red No Parking Zone is always prohibited and any vehicle parked in (or encroaching into) a red painted No Parking Zone will be towed without warning at the owner's expense; or

• Blocking any owner's private driveway will result in immediate tow; or

• Heavy commercial and/or industrial vehicles may not be parked anywhere in the street or alley way. For the purpose of this Resolution, heavy vehicles are defined as, but not limited to, 18-wheeler tractor cabs or trailers, dump trucks, cement mixers, buses, step vans, and vehicles with three (3) or more axles; or

• No boat, boat trailer, boat rigging, motor home, trailer, mobile home, truck larger than a one-ton pick-up, bus, or any style camper shall be parked or kept in the street in front of or side-of any lot or on any lot unless such vehicle is stored within a garage or otherwise screened from public view; provided, however, boats, boat trailers, boat rigging, motor homes, trailers, and campers may be temporarily parked in the street in front of or side of any lot or on any lot for a period not to exceed seventy-two hours. Any violation which occurs on a street or alley right of way will be subject to being towed. A tow sticker may be applied as early as 48 hours after a violation occurs and the vehicle may be towed after 72 hours.

• Two (2) commercial vehicles are not permitted to be parked on any lot at the same time.

### **Guest Parking**

• Only guests may park against curbs painted yellow, which are reserved for guest parking, and a guest parking permit is required. Vehicles parked in guest parking without a permit will be towed.

### **Designated Homeowner Parking**

• Each homeowner will be assigned two parking spaces, marked with lines, in front of their homes for the resident, homeowner, and their guests to park. Vehicles parked in

areas designated for another home will result in the vehicle being towed at the owner's expense.

### Compliance with Applicable Statutes

• Notwithstanding any stated provision contained herein, the towing of a vehicle shall be in strict compliance with the Texas Towing Act (the "Act"), Chapter 2308 of the Texas Occupations Code. Any towing requested by the Association shall be by contract with a licensed towing company as regulated by the Act.

### **Maximum Speed Limit**


- 10 mph in alleyways of Timbergate
- 20 mph on the streets of Timbergate

Timbergate Homeowners Association Inc., assumes no liability or responsibility for any damage, loss, time, fees, inconvenience, or any loss whatsoever resulting from a vehicle being towed.

### **Certification**

The undersigned, acting as Secretary of the Timbergate Homeowners' Association, Inc., hereby certifies that the foregoing Parking Rules and Regulations were approved on October 1, 2020, by at least a majority of the Association's Board of Directors, at a duly noticed and held meeting of the Directors at which a quorum was present.

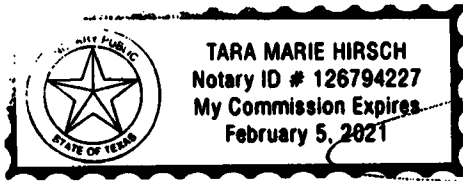
By:

  
\_\_\_\_\_  
, Secretary

STATE OF TEXAS           §  
  §  
COUNTY OF HARRIS       §

This instrument was acknowledged before me on this the 6 day of October, 2020, by Ethel Restrepo, Secretary of the Timbergate Homeowners' Association, inc., a Texas nonprofit corporation, on behalf of said corporation.

Given under my hand and seal of office this the 6 day of October 2020.



  
Notary Public, State of Texas

7078.047

RP-2020-482965  
# Pages 5  
10/08/2020 02:08 PM  
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

RP-2020-482965