

FLEETWOOD PROPERTY OWNERS ASSOCIATION, INC.
PARKING AND TOWING POLICY FOR
SUBDIVISION PUBLIC STREETS, PRIVATE ALLEYWAYS, COMMON PROPERTIES
AND COMMON FACILITIES

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

WHEREAS, Fleetwood Property Owners Association, Inc. (the "Association") is the governing entity for Fleetwood Subdivision additions in Harris County, Texas not including Fleetwood West or Fleetwood Village, according to the maps or plats thereof, recorded in the Map Records of Harris County, Texas, under Clerk's Film Code along with any amendments or supplements thereto (the "Subdivision"); and

WHEREAS, the Subdivision is governed by the Declaration of Covenants, Conditions and Restrictions for Fleetwood recorded in the Real Property Records of Harris County, Texas, along with any amendments and supplements thereto (the "Declaration"); and

WHEREAS Section 204.010(a)(6) of the Texas Property Code authorizes the Association, through its Board of Directors, to regulate the use, maintenance, repair, replacement, modification, and appearance of the Subdivision; and to implement written architectural control guidelines; and,

WHEREAS the public streets and private alleyways within the Subdivision and Common Properties and Common Facilities owned by the Association are for the primary benefit of Association Members and Subdivision residents; and

WHEREAS, the Association, through its Board of Directors, desires to regulate the use and appearance of the Subdivision with respect to the parking and storage of vehicles and other items on the public streets and private alleyways, and other Common Properties and Common Facilities; and

WHEREAS this Dedicatory Instrument represents Restrictive Covenants as those terms are defined by Texas Property Code §202.001, et. seq, and the Association shall have and may exercise discretionary authority with respect to these Restrictive Covenants.

NOW THEREFORE, pursuant to the foregoing, and as evidenced by the certification hereto, the Association, through its Board of Directors, hereby adopts, establishes, and imposes on the Subdivision, the following:

Parking on Subdivision Public Streets and Private Alleyways:

- 1) No vehicle shall be parked on any street or alleyway within the Subdivision for a period in excess of 24 hours. Those parked in excess of 24 hours are subject to be towed without notice.

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Further per Houston City Ord. Sec. 26-93 – Parking in excess of 24 hours - No. 07-464, & 7(Ex. B), 4-11-07 “It shall be unlawful for any person to knowingly leave parked or standing in any public street, alley or other public place any vehicle for a longer continuous period of time than 24 hours”.

- 2) No boat, jet-ski, aircraft, horse trailer, trailer of any kind, motor home, camper, camper body or similar vehicle or equipment, or any other item, may be parked on any street within the Subdivision, except for brief periods of time (not in excess of two hours during active loading/unloading.)

Further per Houston City Ord. Sec. 26-94 – Time limit for trailer parking - No. 07-464, & 7(Ex. B), 4-11-07 “It shall be unlawful for any person to leave, stand or park a trailer, semi-trailer, pole trailer or house trailer, either attached or unattached to a motor vehicle, on the public streets of the city for a period of time in excess of two hours”.

3) Vehicles parked on the public street:

- (a) Shall be parked parallel to the curb, facing the direction of traffic flow on the street,
 - (b) Shall be parked no farther than 18 inches from the street curb,
 - (c) Shall not be parked in front of any driveway or mailbox of another resident,
 - (d) Shall not be parked within 15 feet from a fire hydrant or 30 feet from a stop sign, and
 - (e) Shall not be parked in a manner so as to block trash pick-up from any residence.
- 4) No vehicle may be parked on the street in a manner which creates a nuisance or annoyance or hazard to drivers or pedestrians, or which inhibits vehicles from navigating the streets, such as at curbs where sightlines are limited or traffic is difficult to see, as determined in the sole and complete discretion of the Board of Directors.
 - 5) No vehicle shall be parked on the public streets or private alleyways in a manner which would tend to prohibit emergency vehicles from navigating the Subdivision.
 - 6) Commercial vehicles shall be parked on any street or alleyway within the Subdivision for a period in excess of 24 hours. Those parked in excess of 24 hours are subject to be towed without notice. Further per Houston City Ord. Sec. 26-93 – Parking in excess of 24 hours - No. 07-464, & 7(Ex. B), 4-11-07 “It shall be unlawful for any person to knowingly leave parked or standing in any public street, alley or other public place any vehicle for a longer continuous period of time than 24 hours”. Commercial vehicles are, without limitation, those vehicles designed for commercial, business, or industrial purposes, regardless of their actual use, and include busses, tow trucks, 18 wheelers, vehicles with more than 2 axels, ambulances, food vehicles, delivery vehicles, moving vehicles, mass transport vehicles and vehicles to which equipment for the performance of commercial work is affixed and other similar type vehicles.
 - 7) No vehicle which transports inflammatory or explosive cargo may be kept in the Subdivision at any time.

Parking on Association Common Areas:

- 1) No boat, jet-ski, aircraft, horse trailer, trailer of any kind, motor home, camper, camper body or similar vehicle or equipment, inoperable vehicle, commercial vehicle or 18-wheeler or rig, or any other item which is not a passenger vehicle, may be parked on the private alleyways, except for brief periods of time for actual loading/unloading as authorized by the Board of Directors.
- 2) No vehicles shall be driven over or parked on any unpaved area. All vehicles parked on a grassy (non-paved) area are subject to immediate towing and are prohibited.
- 3) Vehicles and their owner/occupants may be pursued for criminal trespass charges through appropriate law enforcement, for parking on Association owned areas including alleyways in a manner which violates these Rules.

Enforcement:

- 1) Violation of the foregoing Rules and Regulations may result in the violating Vehicle being towed, with or without notice, as required by applicable law.
- 2) Signs providing notice of the parking regulations and informing violators that their vehicles may be towed shall be posted at the Subdivision entrances in compliance with Texas Occupations Code sections regarding the towing of vehicles.
- 3) All vehicles towed pursuant to this parking policy will be done so at the expense of the owner or operator of the vehicle.
- 4) The Association shall contract with a towing company, properly insured against liability related to the towing, which has a telephone number that is answered 24 hours a day.
- 5) No vehicle may be towed without the approval of three members of the Board of Directors.
- 6) Reports of violations may be made to the Association's managing agent, or the Board of Directors or other person(s) designated by the Board of Directors in writing or via designated email addresses.
- 7) This Policy and the rules, regulations, and procedures herein, constitute a general practice, the Association reserves the right to provide additional notices, to delay towing, or institute other lawful action, for unique circumstances as determined in the sole discretion of the Board of Directors.
- 8) At the discretion of the Association, these rules may be suspended during times of general public or special events within the community and emergency situations. In addition, Owners and residents of the Subdivision, may request permission for an exception to these rules for particular purposes or events, however, such permission shall only be valid if obtained in writing from the Association Board of Directors. Any temporary exemption

from these rules shall not constitute a waiver of the rules or right to enforce this policy at all other times.

CERTIFICATION

“I, the undersigned, being a Director and President of Fleetwood Property Owners Association, Inc., hereby certify that the foregoing was adopted by the Association Board of Directors by the vote of at least a majority of the Directors, at a duly called open meeting of the Board of Directors, properly noticed to the membership, at which a quorum of the Board was present.”

By: *[Signature]*

Print Name: Caryn Craig Title: President

STATE OF TEXAS §
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BEFORE ME, the undersigned authority, on the day personally appeared 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 13th day of December, 2021.

[Signature]
Notary Public, State of Texas



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e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
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.



Teneshia Hudspeth
COUNTY CLERK
HARRIS COUNTY, TEXAS

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