

**VICTORIAN VILLAGE TOWNHOUSE CORPORATION
MEETING OF THE BOARD OF DIRECTORS**

RESOLUTION TO ADOPT UPDATED AND REVISED PARKING RULES

The undersigned, being a duly authorized representative of Victorian Village Townhouse Corporation (the "Association"), a Texas Non-Profit Corporation, pursuant to Chapter 22 of the Texas Business Organizations Code and the Texas Property Code, adopted the following resolution at a duly called board meeting:

WHEREAS, the Association is responsible for the governance and maintenance of Victorian Village Townhouses as described in the Declaration of Covenants, Conditions and Restrictions for Victorian Village Townhouse Corporation filed May 29, 1967 under Film Code No. 073-39-1322 and County Clerk's File No. C507184 and Amended Declaration of Covenants, Conditions and Restrictions for Victorian Village Townhouse Corporation filed December 15, 2009 under County Clerk's File No. 20090566130 in the Official Public Records of Real Property of Harris County, Texas, and all amendments thereto (hereinafter collectively the "Declaration"); and

WHEREAS, the Association exists pursuant to state law and its governing documents; and

WHEREAS, the Association is authorized to adopt and enforce reasonable rules and regulations for the administration of the Association and Victorian Village Townhouses, the maintenance, management, operation, use, conservation, and beautification of Victorian Village Townhouses, and the health, comfort, and general welfare of the occupants of Lots, pursuant to state law and its governing documents; and

WHEREAS, Article VII, Section (a), of the Bylaws gives the Board the power "[t]o adopt and publish rules and regulations governing the use of the Common Area and facilities and the personal conduct of the members and their guests therein"; and

WHEREAS, it is the desire of the Board of Directors to adopt Updated and Revised Parking Rules to control and limit resident parking at Victorian Village and to assist in identifying unauthorized vehicles.

NOW, THEREFORE, BE IT RESOLVED, in consideration of the above factors and others, upon careful consideration and deliberation, with all motions being correctly proposed and seconded, the Victorian Village Townhouse Corporation, acting through the Board of Directors, hereby adopts the Updated and Revised Parking Rules attached hereto as Exhibit "A" and incorporated herein for all purposes.

The Rules are effective upon recordation in the Public Records of Harris County, and supersede parking rules or guidelines previously adopted, including the Parking Permit Rules and Procedures previously recorded under RP-2016-109798, Official Public Records of Harris County, Texas, to the extent said rules or guidelines conflict with the terms of this Resolution or Exhibit A.. Except as affected by the Rules, all other provisions contained in the Declaration or any other dedicatory instruments of the Association shall remain in full force and effect.

CERTIFICATION

I, the undersigned, being the President of the Victorian Village Townhouse Corporation, hereby certify that the foregoing guidelines were adopted by at least a majority of the Victorian Village Townhouse Corporation Board of Directors.

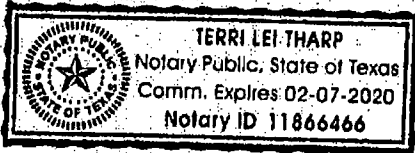
Approved and adopted by the Board of Directors on the 3rd day of JANUARY, 2018.

Charles L. McWilliams
Charles L. McWilliams, President of Victorian
Village Townhouse Corporation

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

Before me, the undersigned authority, on this day personally appeared Charles L. McWilliams, President of Victorian Village Townhouse Corporation, a Texas corporation, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he had executed the same as the act of said corporation for the purpose and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this 3rd day of January, 2018.



Terril Sharp
Notary Public, State of Texas

RECORDED BY:

BSG SEARS
BENNETT
& GERDES, LLP
6548 GREATWOOD PKWY.
SUGAR LAND, TX 77479

RP-2018-33566

The Speed Limit inside VV1 is 15 miles per hour. Towing is enforced.

The purpose of Victorian Village (VV1) Parking Rules is to assist in security, to identifying unauthorized vehicles within the community and to balance and control available parking for residents, guests and service vehicles

Parking permit stickers Parking at VV1 is free, but space in some areas is at a premium. To assure everyone has ample space to park we use a parking permit sticker system for resident vehicles. Silver on black stickers denote covered parking access at the owner's residence only. White on blue stickers denote additional (beyond 3) owner/ resident vehicles designated for parking along the North fence of Driveway F. Please promptly register your vehicles and update changes in owned vehicles and designations with our management company. Parking permit stickers are used for registration purposes only. Our courtesy patrols do check each lot parking area regularly. Be a good neighbor. Please share parking spaces thoughtfully.

Approved Parking There are four types of approved parking spaces within Victorian Village 1. Parking spaces may only be used for parking of fully operational vehicles with current state registration stickers. Tires should not appear to be flat. No VV1 Parking spaces may be used for constant or excessive auto repairs, storage, plants, or benches. Violations are subject to Enforcement Actions.

1. **Covered Parking** Your VV1 town home provides properly registered vehicles two exclusive covered parking spaces. Properly registered vehicles must display the VV1 "Silver on black" sticker on the rear window in the lower right corner. Please instruct your visitors (Guests) to refrain from parking in ANY covered spots. Only vehicles registered to your address may park under your carport. Residents may register up to three vehicles per town home. See "Additional Vehicle Spaces" for more than 3. These spaces shall be used for motor vehicles only (i.e. no trailers, boats, R.V.'s, campers, etc.) Note: there is no guaranteed "regular" parking beyond your own two covered spaces.
2. **Guest & Resident Spaces** Uncovered spaces which are specifically marked **Guests & Residents** are to be shared with visitors, service vehicles and residents. Resident's vehicles may not permanently or regularly occupy these spaces. Resident or guest vehicles left for more than 3 days (72 hours) in the same Guest/ Resident space will be subject to enforcement actions. Trailers, boats, campers and Recreational Vehicles are not permitted in guest spaces. No resident owned business vehicles of any kind shall be parked in guest parking spaces, except third-party service vehicles.
3. **Guest Only Spaces** each parking area has several parking spaces marked as **Guest Only**. Resident vehicles including those with parking permits are not to be parked in these spaces. Trailers, boats, campers and Recreational Vehicles are not permitted in guest spaces. Violators will be subject to enforcement actions.
4. **Additional Vehicle Spaces** Additional vehicles owned by residents (more than 3) are to be issued a different white on blue parking permit sticker. This designates said vehicle to park along the North fence of Driveway F. "Additional" resident vehicles may not regularly park (overnight) in any of the other three spaces.

No Parking Zones Parking is not allowed on unpaved areas or in areas marked with "No Parking" signs.

Basic Vehicular Rules Motorized vehicles are restricted to streets and driveways, and are not to be ridden on sidewalks or common ground. Our private streets are not to be used as a "track" or "raceway" for motorcycles and mini bikes. Gathering of motor bike enthusiasts in a carport or street area for maintenance and testing purposes or the making of other objectionable noise, such as with model airplanes, outboard motors, or automobiles is discouraged in the daytime, but prohibited after 6:00 P.M.

Short Term RV or Camper Parking For short term parking of campers or RV's, the responsible resident may be accommodated provided a written request is submitted to property management prior to parking the vehicle at VV1. Space may be available on the North fence of Drive F, if the request is approved. There are no hook-up facilities for plumbing or power available.

Enforcement Actions: Any noted violations of VV1 parking policies can range from a polite reminder, to a written notice, fines from the Victorian Village Townhouse Corporation and or assigned property management team, all the way up to vehicle removal and towing at the vehicle owner's expense. A written notice may be mailed. If there is no compliance with-in ten days. A second notice and a fine will be issued to the resident/ homeowner. Residents are responsible for assuring compliance with these rules by their guests.

- In case of non-compliance, a 5-day warning will be issued.
- If non-compliance continues, any of the following actions may occur at the sole and absolute discretion of Victorian Village Townhouse Corporation, it's HOA Board and the designated property management team:
 - A second 10-day warning will be issued and a \$50.00 fine will be levied;
 - Violators may also be subject to fees for certified mail notification.
 - A 5-day tow-away warning sticker will be placed on the offending vehicle.
 - A second & final 5-day tow-away warning sticker will be placed on the offending vehicle; and/or
 - The offending vehicle may be immediately towed at the vehicle owner's expense, with no further notice.

All fines will be levied against the owner of the townhouse unit responsible for the vehicle's presence in our community. They will become part of the HOA fees.



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Basic Requirements of All Victorian Village Residents with vehicles

- Register with management all vehicles to be parked at Victorian Village:
 - Resident must fill out, completely, the required forms(s);
 - Resident must provide a copy of their driver's license; and
 - Resident must provide a copy of their vehicle insurance.
- Obtain a parking permit sticker from Management for each vehicle; and
- Permanently affix the sticker to each vehicle's rear window on the lower right side, outside.
- Stickers may not be taped to a vehicle. A taped sticker will be deemed non-compliant as non-permanent.

Deadline for Vehicle Registration and Sticker Display

- For owners: 30 days after notification by management.
- For tenants: 30 days after notification by landlord.
- Landlords must immediately advise their tenants of this protocol, and are responsible for their tenants' compliance.

Registration & Sticker Display Enforcement

- If the initial 30-day deadline is not met, a 30-day warning letter to the owner will be issued. If the 30-day warning is not heeded, a \$50.00 fine will be levied against the owner of the townhouse unit responsible for the vehicle's presence in our community.
- The fining process will be repeated every 30 days until compliance with these rules is obtained.
- Violators may also be subject to fees for certified mail notification.

Permissible Parking Locations for Registered & Stickered Vehicles

- The townhouse unit's two assigned & reserved carport spaces must be used first. (silver on black permits)
- One additional registered vehicle may use 'resident & guest' spaces.
- If more than three vehicles are registered & stickered, additional vehicles must park along Driveway F at the North fence.

Stickers for Households with Multiple Vehicles to Register

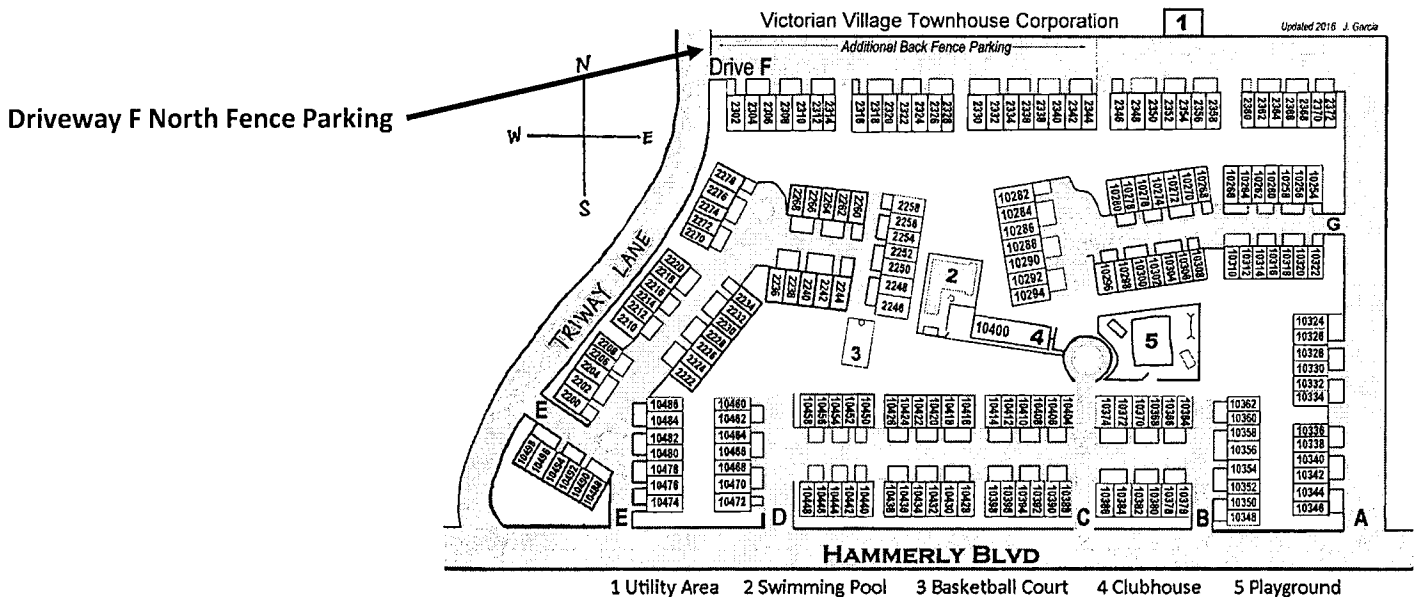
- The first three vehicles will be issued the standard silver on black sticker permit for assigned carport parking and/or parking in uncovered 'resident & guest' spaces.
- Additional vehicles (more than three) will be issued a white on blue permit sticker, specifically for Driveway F North fence parking.
- Residents must indicate, which vehicle, if any, will be parked along Driveway F to ensure the proper sticker can be issued.

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Parking Safety

Parking at VV1 is at your own risk. While we do have Courtesy Patrols, our security experts advise:

1. Do not leave valuables, packages, electronics, purses or the like in your vehicle in visible places. Lock your car, Take your keys.
2. Be aware of your surroundings. If you suspect you have been followed home, drive to the fire station on Gessner and Kempwood.
3. Keep your parking area illuminated at night. Putting timers or motion detectors on your covered parking areas can be a great deterrent to vehicle break-ins, thefts and suspicious people in the parking areas.
4. Be a good neighbor. If you note suspicious activity, or vehicles on the property, immediately contact our Courtesy Patrol at 713-932-8894



RP-2018-33566
Pages 5
01/26/2018 08:20 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
STAN STANART
COUNTY CLERK
Fees \$28.00

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.



Stan Stanart

COUNTY CLERK
HARRIS COUNTY, TEXAS

RP-2018-33566