

VICTORIAN VILLAGE TOWNHOUSE CORPORATION

MEETING OF THE BOARD OF DIRECTORS

RP-2016-109798

03/17/2016 ER

\$28.00

January 26, 2016

RESOLUTION TO ADOPT REVISED PARKING PERMIT RULES AND PROCEDURES

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 Revised Parking Permit Rules and Procedures 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 Parking Permit Rules and Procedures 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 any rules or guidelines parking permits and procedures that may have previously been in effect. 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.

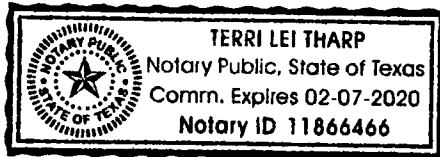
Approved and adopted by the Board of Directors on the 26th day of January, 2016,

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 26th day of January, 2016



Terri Tharp
Notary Public, State of Texas

After Recording Return To:
SEARS | BENNETT | GERDES | LLP
ATTORNEYS AT LAW
9700 RICHMOND AVENUE, SUITE 222
HOUSTON, TEXAS 77042

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EXHIBIT "A"
PARKING PERMIT RULES AND PROCEDURES
Revised January 2016

The purpose of these Rules and Procedures is to control and limit resident parking at Victorian Village and to assist in identifying unauthorized vehicles within the Community. Parking permit stickers are used for registration purposes only.

Basic Requirements of All Victorian Village Residents:

- Register with management all vehicles to be parked at Victorian Village:
 - Resident must fill out, completely, the require 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 right rear window on the outside.
- Stickers may not be taped to a vehicles. A taped sticker is considered temporarily affixed and 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 at the Community.
- The fining process will be repeated every 30 days until compliance with these Rules is obtained.

Permissible Parking Locations for Registered & Stickered Vehicles:

- The townhouse unit's two (2) assigned & reserved carport spaces must be used first.
- Up to two (2) additional vehicles may use 'resident & guest' spaces.
- If more than four (4) vehicles are registered & stickered, additional vehicles must park along Driveway F at the back fence.



Stickers for Households with Multiple Vehicles to Register:

- The first four (4) vehicles will be issued the standard sticker for assigned carport parking and/or parking in uncovered 'resident & guest' spaces.
- Additional vehicles (more than four (4)) will be issued a different sticker, specifically for Driveway F parking.
- Residents must know, in advance, which vehicle(s), if any, will be parked along Driveway F to ensure the proper sticker can be issued.

Parking Location Enforcement:

- 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 the Board:
 - A second 5-day warning will be issued and a \$50.00 fine will be levied;
 - 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 at the Community. Owners are responsible for the conduct of their family members, guests, and residents.

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Pages 5
03/17/2016 08:36 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

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