

STATE OF TEXAS

§  
§  
§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF BEXAR

**RESOLUTION OF THE BOARD OF DIRECTORS OF  
CANYONS AT STONE OAK HOME OWNERS ASSOCIATION, INC. REGARDING  
PARKING AND TOWING AND REGISTRATION OF VEHICLES ON SUBDIVISION  
STREETS**

WHEREAS, Canyons at Stone Oak Subdivision is a residential subdivision of property owners located in Bexar County, Texas (hereinafter called the "Subdivision"); and

WHEREAS, the Subdivision is subject to and governed by a mandatory association of property owners, which has been incorporated under the name "Canyons at Stone Oak Home Owners Association, Inc." (hereinafter called the "Association"), pursuant to the Declaration; and

WHEREAS, the Association was created to govern the Subdivision pursuant and subject to that certain Declaration of Covenants, Conditions, Easements and Restrictions of Canyons at Stone Oak, A Planned Unit Development in Bexar County, Texas, executed on September 4, 2002 recorded in Volume 9550, Page 1120, Official Public Records of Real Property of Bexar County, Texas, as amended (hereinafter the "Declaration"); and

WHEREAS, Article VII, Section R of the Declaration regulations relating to the parking and storage of vehicles, equipment, and other property, both on Lots and the Common Facilities, as either may from time to time deem necessary to ensure the preservation and appearance of the P.U.D.; and such rules and regulations shall be in all respects binding on and enforceable against Lot Owners..."; and,

WHEREAS, the Common Facilities includes the streets of the Association; and,

WHEREAS, the Board of Directors (hereinafter the "Board") finds that it is in the best interest of the Subdivision for the Board to adopt rules governing parking on the streets within the Subdivision, in order to ease congestion, prevent vehicular accidents and improve enjoyment of the lots within the Subdivision, as authorized and anticipated by the Declaration; and,

WHEREAS, the Board wishes to make it known to the Members of the Association that there are consequences for violating the rules, including towing and/or fines, as described below; **NOW, BE IT, AND IT IS HEREBY RESOLVED** by the Board as follows:

1. Residents of the Subdivision are required to park vehicles in their garages or their driveways. Residents shall not park vehicles on Subdivision streets.
2. Guests and visitors shall be allowed to park on Subdivision streets for short periods of time. If a vehicle is deemed to have been parked too long on Subdivision streets the owner or resident will be given notice to move it.
3. No guest or **visitor vehicle** shall be parked on the streets of the Subdivision for more than thirty six hours. A vehicle shall be considered to have been parked

continuously if it is moved from one spot to another, or back to the same spot, after having left for a short period of time and returned.

4. No motor home, boat, recreational or travel trailer vehicle, truck larger than a pick-up size (two-ton capacity), or inoperative motor vehicle shall be or remain parked or in any situated on any front yard, driveway, street or other visible area of the Subdivision for a period of over thirty six (36) hours, unless specifically authorized by the Committee. Off street parking shall be provided by the owner of each residence for all such vehicles in a location screened from view from the street and from other lots. On street parking, except by visitors, is prohibited. No vehicle shall be permitted to be parked on any street for a period of thirty six (36) hours, unless specifically authorized by the Committee. Any vehicle in violation of this provision shall be subject to towing and or impoundment as authorized by the Committee.
5. Violators of this policy are subject to the following action, all of which will be communicated through certified mail, return receipt requested, and shall be accompanied by a notice that if the Association incurs legal fees the violator shall be responsible for them:
  - a. The first offense will result in a courtesy notice of violation.
  - b. The first violation will result in a \$100.00 fine.
  - c. The second violation will result in a \$150.00 fine.
  - d. The third violation will result in a \$200.00 fine.
  - e. After the third violation, the vehicle in question will be towed at the owners expense.
6. The Board shall also contract with a towing company to enforce the parking restrictions by towing vehicles parked in continual violation of these rules. Towing and storage charges will be at the owners expense.
7. All vehicles owned by residents, must be registered with the Homeowners Association and have a decal displayed on the lower rear right windshield corner of each vehicle. Failure to do so will result in a fine of \$25.00 a month per vehicle.

Thus resolved by the Board of Directors, at a duly called meeting, or by unanimous written consent in lieu of a meeting, to certify which witness the signatures of the President of the Association.

Signed effective this the \_\_\_\_\_ day of October 2007.

\_\_\_\_\_  
President  
Canyons at Stone Oak Home Owners Association, Inc.

ATTEST:

\_\_\_\_\_  
Secretary