

**HOOVER SLOVACEK LLP**

A REGISTERED LIMITED LIABILITY PARTNERSHIP

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April 3, 2019

Ms. Lindsey Wikenczy, CMCA, AMS  
Crest Management Company  
17171 Park Row, Suite 310  
Houston, Texas 77084

Re: Falcon Point Homeowners Association, Inc. - Parking Rules and Regulations

Dear Lindsey:

In connection with the above matter, enclosed please find a recorded copy of the Association's Parking Rules and Regulations. As you can see, this document was recorded in the office of the County Clerk of Harris County, Texas under Clerk's File No. RP-2019-132695, and in the office of the County Clerk of Fort Bend County, Texas under Clerk's File No. 2019032991.

Please retain this document along with the original in the Association's permanent file concerning this matter. This matter is now concluded, however, if you have any questions concerning the above or if I can be of any assistance, please do not hesitate to contact our office.

Sincerely,

HOOVER SLOVACEK LLP



Linda M. Hoffart, Paralegal

121828-171

Enclosure



*Laura Richard*  
Laura Richard, County Clerk  
Fort Bend County Texas  
Pages: 4 Fee: \$ 25.00

RP-2019-132695  
04/02/2019 ER \$24.00

**FALCON POINT HOMEOWNERS ASSOCIATION, INC.  
PARKING RULES AND REGULATIONS**

**WHEREAS**, the Board of Directors (the "Board") of Falcon Point Homeowners Association, Inc., a Texas non-profit corporation (the "Association") is the governing entity for the Falcon Point subdivision (the "Subdivision") and is charged with the responsibility of enforcing the Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Falcon Point Homeowners Association (as supplemented and amended from time to time, the "Declaration"); and

**WHEREAS**, Article XI, Section 11 of the Declaration authorizes the Board to adopt Rules and Regulations regulating parking on the streets in the Subdivision; and

**WHEREAS**, Article XI, Section 11 of the Declaration provides that overnight parking of any vehicles on the streets in the Subdivision is prohibited; and

**WHEREAS**, Article IV, Section 7 of the Declaration authorizes the Association to enforce the provisions of the Declaration and any Rules and Regulations adopted by the Board; and

**WHEREAS**, Article IV, Section 7 of the Declaration provides that the Board shall take such action as the Board deems necessary or desirable to cause compliance by each Member and each Member's family, guests, or tenants, including levying and collecting reasonable and uniformly applied fines and penalties from any Member or Member's family, guests, or tenants, for breach of the Declaration or such Rules and Regulations by such Member or Member's family, guests, or tenants; and

**WHEREAS**, pursuant to Article V, Section 3 of the Bylaws of the Association (the "Bylaws"), a majority of the number of directors of the Board constitutes a quorum for the transaction of business at any meeting of the Board and the act of a majority of the director's present in person or by proxy at a meeting at which a quorum is present is the act of the Board; and

**WHEREAS**, the Board deems it to be in the best interest of the Association to adopt rules and regulations regarding the parking of vehicles in the Subdivision; and

**WHEREAS**, at a meeting of the Board on March 27, 2019, at least a majority of the directors were present and at least a majority of the director's present in person or by proxy voted to adopt the Parking Rules and Regulations set forth below;

**NOW, THEREFORE**, the directors, being at least a majority of the Board, on behalf of the Association, duly adopts the following Parking Rules and Regulations:

RP-2019-132695

**PARKING RULES AND REGULATIONS**

1. **Street Parking.** Vehicles parked on the street must be parked in the same direction as the traffic flow and as circumstances permit, must be parked directly in front of the home or lot being visited with no portion of the vehicle crossing the property lines on either side of such lot, and must not block or interfere with any driveway.
2. **No Overnight Street Parking.** Vehicles may not be parked on the streets within the Subdivision overnight. For purposes of this provision, any vehicle that is parked on a street in the Subdivision continuously between the hours of 12:00 a.m. (midnight) and 5:00 a.m. shall constitute overnight parking in violation of Article XI, Section 7 of the Declaration as well as these Parking Rules and Regulations.
3. **Enforcement and Fines.** The Association reserves the right to pursue enforcement of the Declaration and these Parking Rules and Regulations through any manner authorized by law and the Declaration including, without limitation, by levying fines for any parking violation as set forth in the Association’s Fining Policy, as may be amended from time to time. Fines for violating these Parking Rules and Regulations will be assessed to the owner of the lot for which such offending vehicle is associated with or is being visited. Fines will be imposed according to the following schedule:

1 <sup>st</sup> Violation	Warning Notice
2 <sup>nd</sup> Violation	\$50 fine
3 <sup>rd</sup> Violation	\$75 fine
4 <sup>th</sup> Violation	\$100 fine
Each additional violation	\$100 fine

4. **Non-Waiver and Reservation of Rights.** The adoption of these Parking Rules and Regulations does not constitute a waiver of any parking provisions, or other provisions, in the Declaration or other governing documents of the Association, and the Association reserves the right to enforce all provisions pertaining to parking, or otherwise, through all authorized remedies, including imposing fines not specifically set forth in these Rules and Regulations.
5. **Publishing.** Upon adoption of these Parking Rules and Regulations, the same will be published to the Members by posting an executed copy of the Rules and Regulations on the Association’s website.

These Parking Rules and Regulations were adopted by the Board on March 27, 2019, and shall be effective immediately.

RP-2019-132695

EXECUTED as of the 27<sup>th</sup> day of March, 2019.

**Falcon Point Homeowners Association, Inc.**, a Texas non-profit corporation

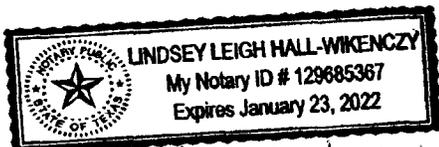
By:

Daniel Herrin, President

THE STATE OF TEXAS     §  
  §  
COUNTY OF FORT BEND   §

This instrument was acknowledged before me on the 27<sup>th</sup> day of March, 2019, by Daniel Herrin, President of Falcon Point Homeowners Association, Inc., a Texas non-profit corporation, on behalf of said corporation.

*[Handwritten Signature]*  
\_\_\_\_\_  
Notary Public, State of Texas



*Lindsey L. Hall-Wikenczy*

**WHEN RECORDED, RETURN TO:**

Hoover Slovacek LLP  
5051 Westheimer Rd., Suite 1200  
Houston, TX 77056

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# Pages 4  
04/02/2019 02:56 PM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
DIANE TRAUTMAN  
COUNTY CLERK  
Fees \$24.00

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.



*Diane Trautman*

COUNTY CLERK  
HARRIS COUNTY, TEXAS

RP-2019-132695