

Parking Regulations

For

The Cottages

Sections 6, 7, 8, 12, 26

**PARKING REGULATIONS
FOR
REMINGTON RANCH COMMUNITY ASSOCIATION, INC.**

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

I, Russell Bynum, President of Remington Ranch Community Association, Inc. (the "Association"), certify that at a meeting of the Board of Directors of the Association duly called and held on the 18th day of April, 2013, with at least a quorum of the Board members being present and remaining throughout, and being duly authorized to transact business, the following "Parking Regulations for Remington Ranch Community Association, Inc." was duly approved by a majority vote of the members of the Board:

RECITALS:

1. The "Declaration of Covenants, Conditions and Restrictions for Remington Ranch" (the "Declaration") was recorded in the Official Public Records of Real Property of Harris County, Texas on September 17, 2004 under Clerk's File No. X927202 and thereafter amended and supplemented by duly recorded Instruments.

2. The Declaration expressly grants to the Board of Directors of the Association the authority to adopt and enforce rules and regulations governing the use of the Common Areas within Remington Ranch.

3. The Board desires to adopt regulations relating to vehicles parked on Common Areas.

REGULATIONS:

Section 1. Definitions. Capitalized terms used in these Parking Regulations have the following meanings:

1.1. **Common Area** - All real property owned by the Association for the common use and benefit of the Members of the Association, including the following:

- a. all alleyways, access streets, and/or open spaces designated as Restricted Reserves per the recorded plat for Remington Ranch, Section Six (6);
- b. all alleyways, access streets, and/or open spaces designated as Restricted Reserves per the recorded plat for Remington Ranch, Section Seven (7);
- c. all alleyways, access streets, and/or open spaces designated as Restricted Reserves per the recorded plat for Remington Ranch, Section Eight (8);

(5)
lee
lee
lee

- d. all alleyways, access streets, and/or open spaces designated as Restricted Reserves per the recorded plat for Remington Ranch, Section Twelve (12);
- e. all alleyways, access streets, and/or open spaces designated as Restricted Reserves per the recorded plat for Remington Ranch, Section Twenty-Six (26); and
- f. all other Restricted Reserves owned by the Association.

lee

lee

Such common areas are identified in Exhibit "A" attached hereto.

- 1.2. **Code** - Chapter 2308 of the Texas Occupations Code, commonly known as the "Texas Towing and Booting Act".

Other capitalized terms used in these Parking Regulations have the same meanings as set forth herein and as set forth in the Declaration.

Section 2. Parking on Common Area. Vehicle parking on any portion of the Common Area is prohibited at all times. As used herein, "vehicle" has the same meaning as set forth in the Code and includes an operable or inoperable automobile, truck, motorcycle, recreational vehicle and motor home. This regulation prohibiting vehicle parking on any portion of the Common Area is applicable to all persons, including, without limitation, residents of the Subdivision, their family members, guests, invitees and contractors.

Section 3. Enforcement. Violations of these Parking Regulations may be enforced by the Board of Directors of the Association as provided in this Section, which remedies shall not be mutually exclusive. Further, the Association shall at all times have all other remedies available at law or in equity.

- 3.1. **Towing.** Parking a vehicle on Common Area in violation of these Parking Regulations may result in the vehicle being towed at the vehicle owner's expense pursuant to the Code. The Association may provide notice to the owner or operator of the unauthorized vehicle of the intent to cause the vehicle to be towed in any manner set forth in Section 2308.252 of the Code.

Provided that, if an unattended vehicle is parked on Common Area and the vehicle:


- a. obstructs a vehicle traffic aisle, entry or exit,
- b. prevents a vehicle from exiting a parking space,
- c. obstructs a fire lane that is marked in accordance with the Code, or
- d. is leaking a fluid that presents a hazard or threat to persons or property,

the Association may cause the vehicle to be towed without notice to the owner or operator of the vehicle so long as it provides to the owner or operator of the vehicle information on the name of the towing company and vehicle storage facility that will be used to remove and store the vehicle upon request.

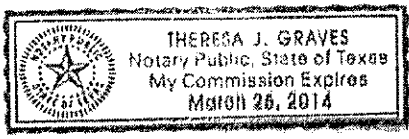
THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned Notary Public, on this day personally appeared Russell Bynum, President of Remington Ranch Community Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacities stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 10th day of September, 2013.



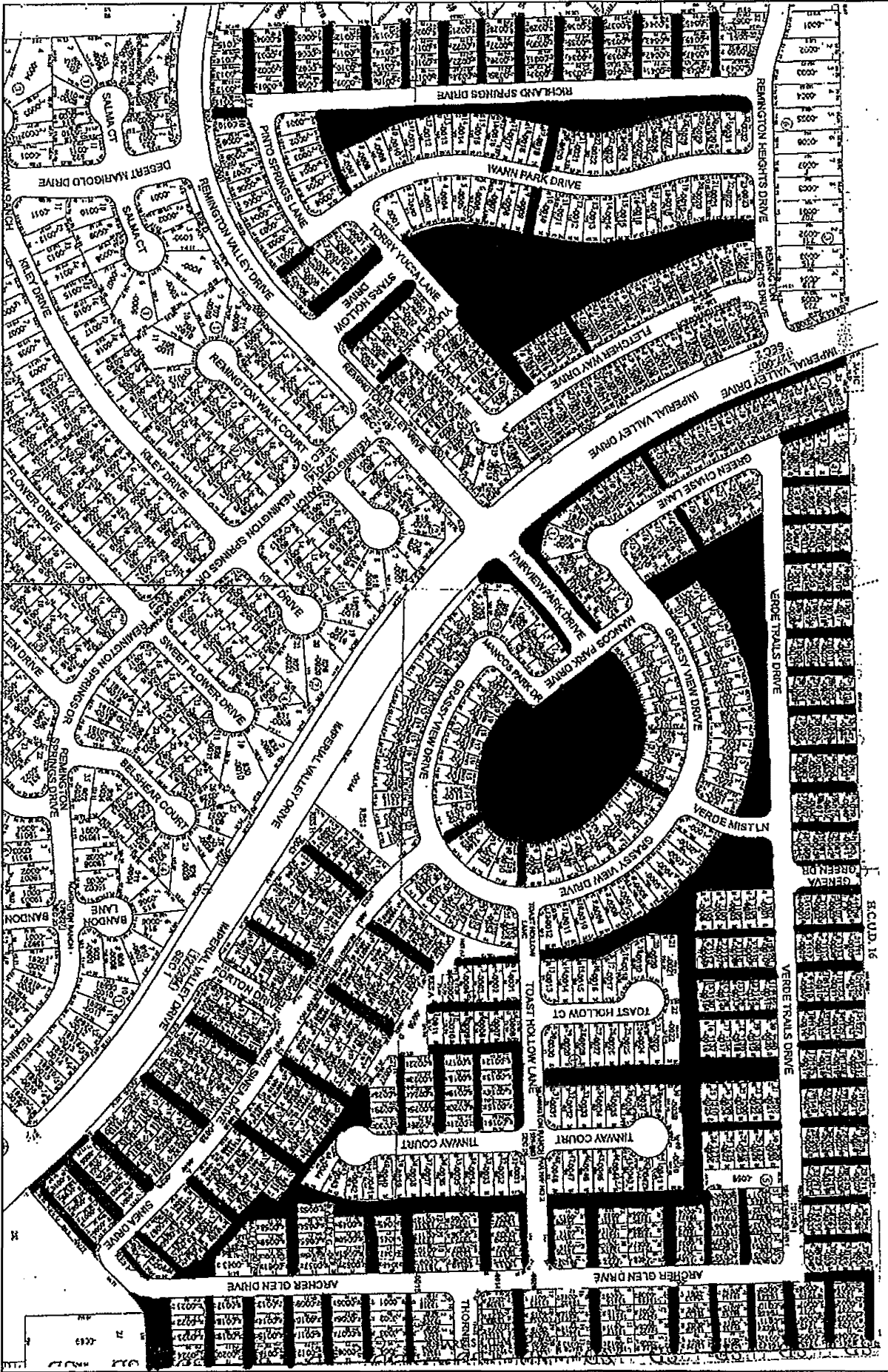
Notary Public in and for the State of Texas



3291-52-888
RE

Return to:
Rick S. Butler
Butler | Halley
8901 Gaylord, Suite 100
Houston, Texas 77024

232249



RECORDER'S MEMORANDUM:
 At the time of recording, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.

EXHIBIT A

SCUD. 16