

OPERATION OF GOLF CARTS POLICY
for
VALLEY RANCH HOMEOWNERS ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
COUNTY OF MONTGOMERY §

I, Tyler Hager, President of Valley Ranch Homeowners Association, Inc. (the "**Association**"), do hereby certify that at a meeting of the Board of Directors of the Association (the "**Board**") duly called and held on the 25th day of August, 2021, with at least a quorum of the Board members being present and remaining throughout, and being duly authorized to transact business, the following Operation of Golf Carts Policy was duly approved by a majority vote of the members of the Board:

RECITALS:

1. The property encumbered by this Operation of Golf Carts Policy is that property restricted by the Declaration of Covenants, Conditions and Restrictions for Valley Ranch Single Family Residential Areas, recorded in the Official Public Records of Real Property of Montgomery County, Texas, under Clerk's File No. 2006006119, as same has been or may be amended and/or supplemented from time to time ("**Declaration**"), and any other property which has been or may be subsequently annexed thereto and made subject to the authority of the Association.

2. Section 551.403 of the Texas Transportation Code (the "**Code**") gives owners and residents certain statutory rights to operate golf carts without a license plate in certain master planned communities.

3. Valley Ranch is a master planned community that is a residential subdivision under Section 209.022(9) of the Texas Property Code located in Montgomery County, Texas.

4. The Board of Directors of the Association desires to adopt an operation of golf carts policy consistent with the provisions of Section 551.403 of the Code.

5. This Operation of Golf Carts Policy replaces and supersedes any previously recorded or implemented policy that addresses the subjects contained herein, if any, adopted by the Association.

POLICY:

It is the policy of the Association to allow golf carts to be operated in the Valley Ranch subdivision subject to the following rules and regulations:

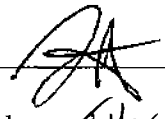
1. **Definition.** As used herein, “golf cart” means a motor vehicle designed by the manufacturer primarily for use on a golf course.
2. **Speed.** During the daytime, a golf cart may not be operated at a speed in excess of thirty-five (35) miles per hour. At night, a golf cart may not be operated at a speed in excess of thirty (30) miles per hours.
3. **Equipment.** A golf cart must have functioning headlamps, tail lamps, reflectors, parking brake, and mirrors. A golf cart is not required to have a golf cart license plate.
4. **Parking.** A golf cart may not be parked on any street in the subdivision.
5. **Conduct.** A golf cart must be operated in accordance with the following:
 - a. A person operating a golf cart must yield the right-of-way to a pedestrian.
 - b. The driver and passengers, if any, in a golf cart must be seated at all times during which the golf cart is in motion. No person may sit in the driver’s lap when a golf cart is in motion.
 - c. The number of seated passengers in a golf cart may not exceed the number of passengers for which the golf cart was designed.
 - d. The driver and passengers, if any, must keep their arms and legs within the golf cart, meaning within the width and length of the golf cart.
 - e. The operator of a golf cart may not be under the influence of alcohol or drugs.
 - f. An operator of a golf cart who is sixteen (16) years of age or older is not required to have a valid driver’s license.
 - g. If the operator of a golf cart is fifteen (15) years old, the operator must have a valid learners permit in his/her possession. If the operator of the golf cart is fifteen (15) years old but does not have a valid learners permit, the operator must be accompanied in the front seat by a parent, grandparent, legal guardian, or a person eighteen (18) years of age or older who has a valid driver’s license.

- h. If the operator of a golf cart is twelve (12), thirteen (13) or fourteen (14) years old, the operator must be accompanied in the front seat by a parent, grandparent, or legal guardian.
- i. No person under twelve (12) years of age may operate a golf cart in the subdivision.

I hereby certify that I am the duly elected, qualified and acting President of the Association and that the foregoing Operation of Golf Carts Policy was approved by the vote of the Board of Directors of the Association as set forth above and now appears in the books and records of the Association.

TO CERTIFY which witness my hand this 25th day of August, 2021.

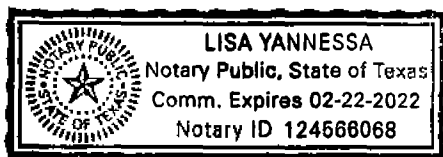
Valley Ranch Homeowners Association, Inc.

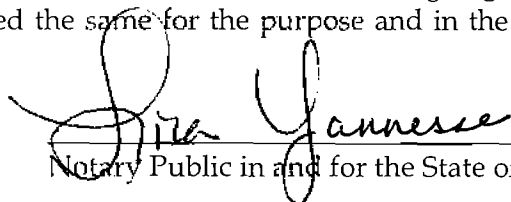
By: 
Printed: Tyler Hager

Its: President

THE STATE OF TEXAS §
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COUNTY OF MONTGOMERY §

BEFORE ME, the undersigned notary public, on this 25th day of August, 2021, personally appeared Tyler Hager, President of Valley Ranch Homeowners Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and in the capacity therein expressed.




Notary Public in and for the State of Texas

SEVENTH SUPPLEMENTAL
NOTICE OF DEDICATORY INSTRUMENTS
FOR
VALLEY RANCH HOMEOWNERS ASSOCIATION, INC.

THE STATE OF TEXAS §
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COUNTY OF MONTGOMERY §

The undersigned, being the authorized representative of Valley Ranch Homeowners Association, Inc., a property owners' association as defined in Section 202.001 of the Texas Property Code (the "Association"), hereby supplements the "Notice of Dedicatory Instruments for Valley Ranch Homeowners Association, Inc." ("Notice") recorded in the Official Public Records of Real Property of Montgomery County, Texas on June 6, 2008 under Clerk's File No. 2008-056313, the "First Supplemental Notice of Dedicatory Instruments for Valley Ranch Homeowners Association, Inc." (the "First Supplemental Notice") recorded in the Official Public Records of Real Property of Montgomery County, Texas on October 1, 2008 under Clerk's File No. 2008-096645, "Second Supplemental Notice of Dedicatory Instruments for Valley Ranch Homeowners Association, Inc." (the "Second Supplemental Notice") recorded in the Official Public Records of Real Property of Montgomery County, Texas on January 11, 2013 under Clerk's File No. 2013003120, "Third Supplemental Notice of Dedicatory Instruments for Valley Ranch Homeowners Association, Inc." (the "Third Supplemental Notice") recorded in the Official Public Records of Real Property of Montgomery County, Texas on January 3, 2020 under Clerk's File No. 2020000564, "Fourth Supplemental Notice of Dedicatory Instruments for Valley Ranch Homeowners Association, Inc." (the "Fourth Supplemental Notice") recorded in the Official Public Records of Real Property of Montgomery County, Texas on November 12, 2020 under Clerk's File No. 2020131064, "Fifth Supplemental Notice of Dedicatory Instruments for Valley Ranch Homeowners Association, Inc." (the "Fifth Supplemental Notice") recorded in the Official Public Records of Real Property of Montgomery County, Texas on February 6, 2021 under Clerk's File No. 2021024077 and "Sixth Supplemental Notice of Dedicatory Instruments for Valley Ranch Homeowners Association, Inc." (the "Sixth Supplemental Notice") recorded in the Official Public Records of Real Property of Montgomery County, Texas on June 10, 2021 under Clerk's File No. 2021080117, which documents were filed for record for the purpose of complying with Section 202.006 of the Texas Property Code.

Additional Dedicatory Instruments. In addition to the Dedicatory Instruments identified in the Notice, the First Supplemental Notice, the Second Supplemental Notice, the Third Supplemental Notice, Fourth Supplemental Notice, Fifth Supplemental Notice and Sixth Supplemental Notice, the following documents are Dedicatory Instruments governing the Association:

- **Security Measures Policy for Valley Ranch Homeowners Association, Inc.**
- **Bid Solicitation Policy for Valley Ranch Homeowners Association, Inc.**
- **Flag Display Policy for Valley Ranch Homeowners Association, Inc.**
- **Operation of Golf Carts Policy for Valley Ranch Homeowners Association, Inc.**
- **209 Hearing Policy for Valley Ranch Homeowners Association, Inc.**
- **Collection Policy for Valley Ranch Homeowners Association, Inc.**

- Leasing and Occupancy Policy for Valley Ranch Homeowners Association, Inc.
- Certificate of Resolution of Board of Directors of Valley Ranch Homeowners Association, Inc. (Amenity Use Guidance Pursuant to Chapter 148, Texas Civil Practice & Remedies Code).
- Social Media Policy for Valley Ranch Homeowners Association, Inc.
- Display of Religious Items Policy for Valley Ranch Homeowners Association, Inc.
- Swimming Pool Enclosures Policy for Valley Ranch Homeowners Association, Inc.

True and correct copies of such Dedicatory Instruments are attached to this Supplemental Notice.

This Supplemental Notice is being recorded in the Official Public Records of Real Property of Montgomery County, Texas for the purpose of complying with Section 202.006 of the Texas Property Code. I hereby certify that the information set forth in this Supplemental Notice is true and correct and that the copies of the Dedicatory Instruments attached to this Supplemental Notice are true and correct copies of the originals.

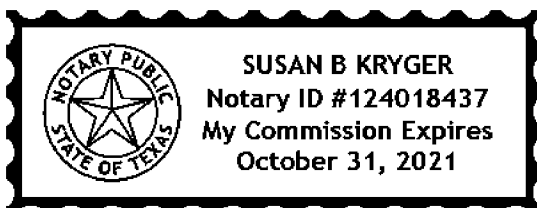
Executed on this 30th day of August, 2021.

VALLEY RANCH HOMEOWNERS ASSOCIATION, INC.

By: 
Eric B. Tonsul, authorized representative

THE STATE OF TEXAS §
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COUNTY OF HARRIS §

BEFORE ME, the undersigned notary public, on this 30th day of August, 2021 personally appeared Eric B. Tonsul, authorized representative of Valley Ranch Homeowners 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 purpose and in the capacity therein expressed.




Notary Public in and for the State of Texas

E-FILED FOR RECORD

08/30/2021 09:49AM



COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

STATE OF TEXAS,
COUNTY OF MONTGOMERY

I hereby certify that this instrument was e-filed in the file number
sequence on the date and time stamped herein
by me and was duly e-RECORDED in the Official Public
Records of Montgomery County, Texas.

08/30/2021



County Clerk
Montgomery County, Texas