

RECREATION CENTER PARKING POLICY
for
VALLEY RANCH HOMEOWNERS ASSOCIATION, INC.

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 27 day of October, 2021, with at least a quorum of the Board members being present and remaining throughout, and being duly authorized to transact business, the following Recreation Center Parking Policy was duly approved by a majority vote of the members of the Board:

RECITALS:

1. The property encumbered by this Recreation Center Parking 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, and any other property which has been or may be subsequently annexed thereto and made subject to the authority of the Association.

2. Texas Property Code Section 204.010(a)(6) (the "**Code**") provides that a property owners' association, acting through its Board may regulate "the use, maintenance, repair, replacement, modification and appearance of the subdivision."

3. Pursuant to the Code, the Board hereby adopts this Policy for the purposes of establishing rules and regulations for parking at the Valley Ranch Recreation Center located at 21639 Valley Ranch Crossing Dr, Porter, TX 77365 (the "**Recreation Center**").

NOW, THEREFORE, BE IT RESOLVED THAT the Association does hereby adopt this Policy, which will be binding on all residents and guests within Valley Ranch. This Policy replaces any previously recorded or implemented policy relating to parking at the Recreation Center.

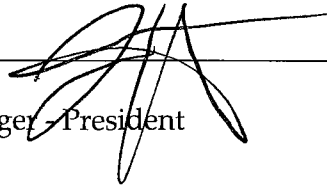
RECREATIONAL CENTER PARKING POLICY

1. No overnight parking at the Recreation Center parking lot between midnight and 6:00 am.
2. No unauthorized parking in any reserved spaced.
3. No parking or driving on grassy, wooded, and/or landscaped areas, this includes any motorized vehicles, including but not limited to, golf carts, ATV, UTV, SxS, and/or four-wheelers.
4. Vehicles must park only in concrete parking spaces, this includes any motorized vehicles, including but not limited to, golf carts, ATV, UTV, SxS, and/or four-wheelers.
5. Vehicles must park in only one parking space.
6. Vehicle owner is responsible for any damage caused to Association property.
7. No parking in red zone fire lanes, or in striped walking areas.
8. Failure to comply with this Policy may result in vehicle being towed at owner's expense.
9. The Association may contract with a towing company and the towing company shall post signage visible from the parking lot with the towing company's information including the location of vehicle storage lot(s).
10. The Association shall not be responsible for vandalism to vehicles or vehicle break-ins (Take, Lock, & Conceal signage is posted).
11. Idling in the parking lot is not permitted.
12. Listening to loud, disruptive, or offensive music (as determined in the Board's sole discretion) shall not be permitted.
13. Vehicle repair work is not permitted.
14. Commercial or business activity of any kind shall not be permitted unless express, written consent from the Association's Board is obtained.

I hereby certify that I am the duly elected, qualified and acting President of the Association and that the foregoing Recreation Center Parking Policy was approved by a majority vote of the Board of Directors as set forth above and now appears in the books and records of the Association, to be effective upon recording in the Official Public Records of Real Property of Montgomery County, Texas.

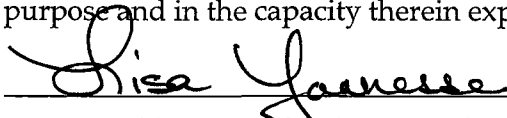
TO CERTIFY which witness my hand this the 27 day of October, 2021.

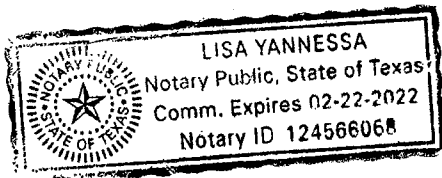
Valley Ranch Homeowners Association, Inc.

By: 
Tyler Hager, President

THE STATE OF TEXAS §
 §
COUNTY OF MONTGOMERY §

BEFORE ME, the undersigned notary public, on this 27 day of October, 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



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

THE STATE OF TEXAS §
 §
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, "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 and "Seventh Supplemental Notice of Dedicatory Instruments for Valley Ranch Homeowners Association, Inc." (the "Seventh Supplemental Notice") recorded in the Official Public Records of Real Property of Montgomery County, Texas on August 30, 2021 under Clerk's File No. 2021119474, 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, Sixth Supplemental Notice and Seventh Supplemental Notice, the following documents are Dedicatory Instruments governing the Association:

- **Architectural Review Committee Charter for Valley Ranch Homeowners Association, Inc.**
- **Committee Governance Policy for Valley Ranch Homeowners Association, Inc.**

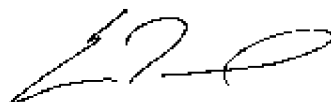
- **Recreation Center Parking Policy for Valley Ranch Homeowners Association, Inc.**

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 3rd day of November, 2021.

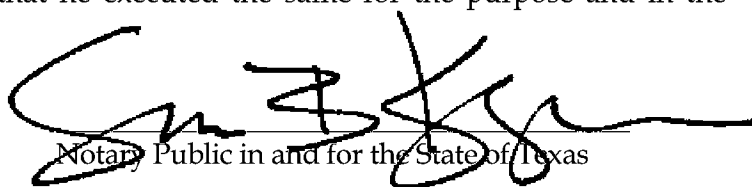
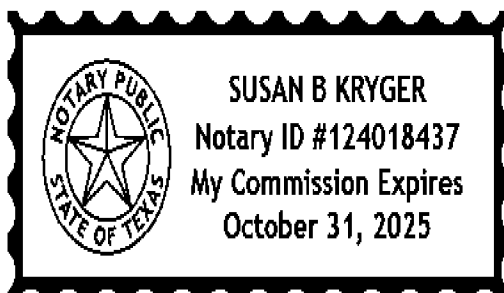
VALLEY RANCH HOMEOWNERS ASSOCIATION, INC.



By: _____
Eric B. Tonsul, authorized representative

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned notary public, on this 3rd day of November, 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

11/03/2021 03:37PM



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.

11/03/2021



County Clerk
Montgomery County, Texas