



**CERTIFICATE OF PRESIDENT
of
THE SEVENTH HOMEOWNERS' ASSOCIATION, INC.
regarding
BOARD RESOLUTION
adopting
PARKING RULES**

STATE OF TEXAS §
 §
COUNTY OF BEXAR §

I, Deborah K. Bertram, President of The Seventh Homeowners' Association, Inc. (the "**Association**"), do hereby certify that at a meeting of the Association's Board of Directors (the "**Board**") duly called and held on the 27th day of February, 2016, with at least a quorum of the members of the Board being present and remaining throughout, and being duly authorized to transact business, the following resolution was duly made and approved by a majority vote of the members of the Board:

Recitals

1. Article Eleven, Section 2, of the "Declaration of Covenants, Conditions and Restrictions for The Seventh" filed of record in the Official Public Records of Real Property of Bexar County, Texas, under Clerk's File No. 1838183 ("**Declaration**"), provides, in pertinent part, that "[t]he Rules and Regulations with response to the day-to-day maintenance, operation and enjoyment of the Project may be amended from time to time by the Board...[e]ach Owner, by accepting conveyance of a Townhouse, agrees to comply with and abide by the Rules and Regulations, as the same may be amended from time to time.";

2. Section 3.6, of the Bylaws of the Association provides, in pertinent part, that the Association's purpose is to "manage the business, property and affairs of the Property and the Association and enforce the provisions of the Declaration, these Bylaws, the house rules and the administrative rules and regulations governing the Property. ...";

3. Section 13, of the Bylaws of the Association provides, in pertinent part, that the "Board shall have the authority to [] levy fines for violations of the Declaration, all rules and regulations and all other "dedicatory instrument" of the Association...; and

3. The Board desires to standardize the policies and procedures related to parking within the Project through the adoption of these Parking Rules.

Witnesseth

The Board hereby adopts the following Parking Rules:

I. Definitions

Capitalized terms used in these Parking Rules have the same meanings as that ascribed to them in the Declaration, unless otherwise indicated. Additional defined terms used in these Parking Rules are as follows:

- 1.1 Common Area Parking - shall mean the striped parking slots.
- 1.2 Driveway - shall mean each Driveway on a Lot.
- 1.3 Parking Rules - shall mean the Parking Rules for The Seventh Homeowners' Association, Inc., as set forth herein, as well as any provisions relating to vehicle parking set forth in the Declaration.
- 1.4 Permitted Vehicle - shall mean a vehicle that (a) does not exceed six feet six inches (6'6") in height, seven feet six inches (7'6") in width, and twenty-one feet (21') in length, (b) is in operating condition, has current license plates and inspection stickers, and (c) is in daily use outside the Project. A non-motorized vehicle, for example, a trailer or other hitched equipment, is not a permitted vehicle.
- 1.5 Private Street - shall mean each private street in the Project.
- 1.6 Resident - shall mean (i) each Owner residing in his/her residential dwelling on the Owner's Lot; (ii) each person residing in a residential dwelling who is a bona fide tenant of the Owner of such residential dwelling; and (iii) each person domiciled in a residential dwelling other than an Owner or bona fide tenant.
- 1.7 Resident Permitted Vehicle - shall mean a Permitted Vehicle owned, operated, or in the possession, custody or control of a Resident.

II. Introduction

In accordance with its authority and to facilitate the intent of the Declaration, the Board of Directors of The Seventh Homeowners' Association, Inc. has adopted these Parking Rules.

III. Rules

- 3.1 Except as provided in Section 3.2, a Resident Permitted Vehicle must be parked within the Resident's garage or on the Driveway of his/her Lot.
- 3.2 A Resident Permitted Vehicle may not be parked in a Private Street at any time, including the cul de sac.
- 3.3 A guest of a Resident must park his/her Permitted Vehicle on the Driveway of the Lot the guest is visiting or in the Common Area Parking. This provision does not apply to non-routine service providers who are providing a service to a Resident's Lot (e.g., construction workers, landscapers, plumbers, etc.); however, the provision applies to caregivers or domestic workers who provide services to the Resident on a routine basis.
- 3.4 Depending upon the design and location of the Driveway, a Permitted Vehicle parked on a Driveway must be parked so that either (i) the front or rear of the Permitted Vehicle faces the garage, or (ii) the front or rear of the Permitted Vehicle faces the Private Street in front of the

residential dwelling, as applicable. The intent of this section is to prohibit unorthodox parking on a Driveway (e.g., horizontal parking on a Driveway in front of a garage). No portion of a Permitted Vehicle can protrude past the end of the Driveway or the Lot where the concrete curb begins.

- 3.5 The provisions of Sections 3.1, 3.2 and 3.3 do not apply to (i) a Permitted Vehicle that is an official law enforcement vehicle (e.g., city, county or state) clearly identified as such, or (ii) an emergency vehicle providing services to a Lot, including but not limited to, fire or emergency medical services.
- 3.6 The Board of Directors may grant temporary variances from the provisions of this Article III as it deems appropriate and necessary, in its sole discretion. The Board may require vehicles for which a temporary variance is granted to prominently display a card or document in or on the vehicle to confirm the issuance of the temporary variance.

IV. Enforcement

- 4.1 Towing. These Parking Rules may be enforced on Private Streets by towing pursuant to Chapter 2308 of the Texas Occupations Code.
- 4.2 Fines. All violations of the Declaration and these Parking Rules shall be verified by the Association's personnel. Residents reporting violations of the Parking Rules by other Residents must (i) accompany reports with photographs and times verifying the violation, and (ii) be willing to attend the hearing before the Board of Directors, if properly requested by the Resident in violation of the Parking Rules, and/or testify in court. Upon verification of a violation, the Association shall forward written notice thereof to the Owner who violated these Parking Rules. If these Parking Rules are violated by a tenant or guest of an Owner, or the guest of a tenant, written notice shall also be forwarded to the tenant. All notices of violation shall be forwarded to the appropriate Owner at the most current mailing address provided to the Association by such Owner. The content of the notice shall be in accordance with the Association's Fining Policy. If the violation results in the imposition of fine or fines, the amount of the fine for each violation of these Parking Rules shall be in accordance with the Association's Fining Policy.
- 4.3 Lawsuit. In addition to towing and/or fining as provided above, the Association may file suit against a Resident as a result of a violation of the Parking Rules. A suit is a remedy in addition to, not in lieu of, towing and/or imposing a fine.

I hereby certify that I am the duly elected, qualified and acting President of the Association and that the foregoing resolution was approved as set forth above and now appears in the books and records of the Association.

TO CERTIFY which witness my hand this the 8th day of March, 2016.

THE SEVENTH HOMEOWNERS' ASSOCIATION, INC.

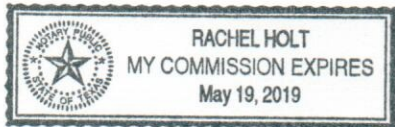
By: Deborah K. Bertram

Printed: Deborah K. Bertram

Its: President

THE STATE OF TEXAS §
 §
COUNTY OF Bexar §

BEFORE ME, the undersigned notary public, on this 8 day of March, 2016 personally appeared Deborah K. Bertram, President of The Seventh 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.



Rachel Holt
Notary Public in and for the State of Texas

Any provision herein which restricts the sale, or use of the described real property because of race is invalid and unenforceable under Federal law STATE OF TEXAS, COUNTY OF BEXAR
I hereby Certify that this instrument was FILED in File Number Sequence on this date and at the time stamped hereon by me and was duly RECORDED in the Official Public Record of Real Property of Bexar County, Texas on:

MAR 09 2016



Gerard C. Rickhoff
COUNTY CLERK BEXAR COUNTY, TEXAS

Doc# 20160043386 Fees: \$38.00
03/09/2016 2:15PM # Pages 4
Filed & Recorded in the Official
Public Records of BEXAR COUNTY
GERARD C. RICKHOFF COUNTY CLERK