

**HOMEOWNERS ASSOCIATION OF PARKWAY AT ELDRIDGE
PRESIDENT'S CERTIFICATE
(Parking Rules)**

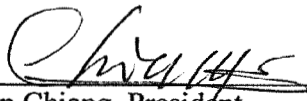
I, the undersigned, do hereby certify:

(1) I am the duly elected and acting President of Homeowners Association of Parkway at Eldridge, a Texas non-profit corporation (the "Association"), and,

(2) Attached hereto is a true and correct copy of the Certificate of Corporate Resolutions of Homeowners Association of Parkway at Eldridge adopting the Parking Rules of the Association.

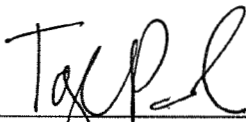
IN WITNESS WHEREOF, I have hereunto subscribed my name on this 30th day of January, 2018.

**Homeowners Association of Parkway at Eldridge,
a Texas non-profit corporation**

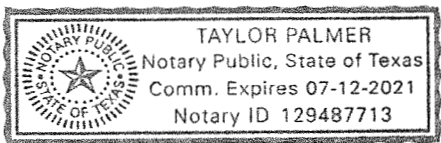
By: 
John Chiang, President

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged on this 30th day of January, 2018 by John Chiang, President of Homeowners Association of Parkway at Eldridge, a Texas non-profit corporation, on behalf of said corporation.


Notary Public, State of Texas

When Recorded, Return to:
Hoover Slovacek LLP
Galleria Tower II
5051 Westheimer, Suite 1200
Houston, Texas 77056
Attn: Mark K. Knop



RP-2018-57960

**CORPORATE RESOLUTIONS OF
HOMEOWNERS ASSOCIATION OF PARKWAY AT ELDRIDGE
PARKING RULES**

WHEREAS, the Board of Directors (the "Board") of Homeowners Association of Parkway at Eldridge, as Texas non-profit corporation (the "Association") is the governing entity for the Parkway at Eldridge Subdivision (the "Subdivision") and is charged with the responsibility of enforcing the Declaration of Protective Covenants for Parkway at Eldridge dated effective January 31, 2014, and recorded in the Real Property Records of Harris County, Texas, under Clerk's File No. 20140044130 (as supplemented and amended, the "Declaration"); and

WHEREAS, Article XII, Section 2(a) of the Declaration provides, in part, that vehicles shall be parked only in the garage or driveway serving the unit, or in such other paved areas as have been approved by the Board for parking vehicles; and

WHEREAS, Article XII, Section 2(a) of the Declaration further provides, in part, that the Board may authorize on-street parking on a temporary basis for visitors and guests subject to reasonable rules and regulations; and

WHEREAS, Article XII, Section 2(b) of the Declaration provides, in part, that the Board may promulgate parking rules; and

WHEREAS, Article III(C), Section 6(c) of the By-Laws of the Association (the "Bylaws") provides, in part, that the Association, acting through the Board, may elect to enforce any provision of the Declaration, Bylaws and rules and regulations of the Association by self-help (specifically including, but not limited to, the towing of vehicles that are in violation of parking rules and regulations); and

WHEREAS, the Board desires to adopt parking rules, a copy of which is attached hereto as *Exhibit "A"* (the "Parking Rules"); and

WHEREAS, pursuant to Article III(B), Section 5 of the Bylaws, at all meetings of the Board, a majority of the directors shall constitute a quorum for the transaction of business, and the votes of a majority of the directors present at a meeting at which a quorum is present shall constitute the decision of the Board; and

WHEREAS, the Board deems it to be in the best interest of the Association to adopt a uniform parking rules for timely dealing with vehicles parked on the streets in the Subdivision; and

WHEREAS, at a meeting of the Board on January 30, 2018, at least a majority of the directors were present and at least a majority of the directors present voted to adopt the Parking Rules;

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NOW, THEREFORE, the undersigned directors, being at least a majority of the Board, on behalf of the Association, duly adopts the following Resolutions:

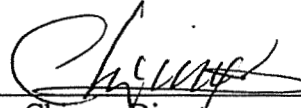
BE IT RESOLVED, that pursuant to the Declaration and the Bylaws, the Association hereby adopts and establishes the Parking Rules.

BE IT FURTHER RESOLVED, that upon adoption of these Resolutions, a copy of the Parking Rules shall be sent to all owners at their last known address according to the records of the Association.

This Resolution shall be effective upon recordation in the Real Property Records of Harris County, Texas.



Doug Bergen, Director



John Chiang, Director



Raymond Gabriele, Director



Tom Quilling, Director

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EXHIBIT "A"
**PARKING RULES
HOMEOWNERS ASSOCIATION OF
PARKWAY AT ELDRIDGE**

PREAMBLE:

Article XII, Section 2 of the Declaration of Protective Covenants for Parkway at Eldridge (the "Declaration") sets forth the rules concerning parking within the Parkway at Eldridge.

Under Article XII, Section 2(a) of the Declaration: a) occupant parking is restricted to the garage and driveway of the unit and b) the Board of Directors (the "Board") of Homeowners Association of Parkway at Eldridge (the "Association") has the power to approve areas for guest and visitor parking in addition to the garages and driveways of the units.

Suburban living is automobile centric and the residents of Parkway at Eldridge and their visitors and guests reflect this fact. In adopting parking rules, the Board deems it reasonable to take the resulting need for on-street parking into account.

The Board also recognizes that one of the purposes of parking rules is to provide fair and reasonable access to the on-street parking to the visitors and guest of all residents. As a result, some restrictions are warranted to ensure that the limited amount of on-street parking in any one area or section of Parkway at Eldridge is not monopolized by a few residents.

Additionally, the Board recognizes that safety is another compelling principle underlying the establishment of on-street parking rules.

ADOPTION OF ON-STREET PARKING RULES:

In recognition of the facts and circumstances set forth above and the Board's desire to promote cooperation and civility within the Parkway at Eldridge neighborhood, the following rules are adopted for on-street parking (the "Parking Rules").

1. On-street parking is limited to the hours of 7:00 AM to 12:00 Midnight, no on-street parking is permitted between the hours of 12:01 AM to 6:59 AM.
2. The use of on-street parking is limited to visitors and guests (collectively herein "Visitors"), and service providers of the residents ("Invitees"). The parking of resident vehicles on the street directly in front of their residence for a period not to exceed one (1) hour during the hours of 7:00 AM to 12:00 Midnight is not considered to be "Parking" as that term is used in the Declaration.
3. No Invitee or Visitor may use on-street parking more than three (3) times in any seven (7) day period (herein the "Maximum Frequency"). Any parking requirements of an Invitee or Visitor in excess of the Maximum Frequency shall be met through such Invitee or Visitor parking in the driveway or garage of the applicable resident.

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4. Parking by a resident or the Visitors or Invitees or a resident in a manner that obstructs the driveway of another resident's unit is prohibited.
5. No vehicle shall be parked within fifteen (15) feet of an intersection.
6. No vehicle shall be parked within fifteen (15) feet of a fire hydrant or along any curb that is painted red.
7. Each resident shall encourage his or her Visitors, and require his or her Invitees, to park in the residents' driveway or directly in front of the resident's unit.
8. To the extent the number of Visitors and/or Invitees of a resident at any one time exceeds the on-street parking capacity in front of such resident's unit, the excess Visitors shall be permitted to utilize the on-street parking in front of adjacent units for periods of time not to exceed four (4) hours in duration during the hours of 7:00 AM to 12:00 Midnight, provided the owner of each adjacent unit consent to the on-street parking in front of their respective units.
9. Each resident shall be responsible for informing each of his or her Visitors and Invitees of these Parking Rules and shall be responsible for any failure of his or her Visitors and Invitees to comply with the requirements of these Parking Rules.
10. All vehicles parked on the street shall be parked within six (6) inches of the curb.
11. Use of the facilities of Parkway at Eldridge by residents and their Visitors and Invitees, including the streets, is at their sole risk and liability. The establishment of rules by the Board is not an endorsement of any permitted use and does create not any liability on the part of the Board.
12. It shall be the responsibility of the adjacent units' residents to bring violations of these rules to the attention of the Board.
13. The Board reserves the right to modify the rules set forth herein and to grant exceptions at its discretion.

The foregoing rules related to on-street parking are adopted and effective upon recordation in the Real Property Records of Harris County, Texas.

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Pages 6
02/12/2018 12:53 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
STAN STANART
COUNTY CLERK
Fees \$32.00

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.



Stan Stanart

COUNTY CLERK
HARRIS COUNTY, TEXAS

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