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Notice
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NOTICE OF DEDICATORY INSTRUMENT
for
RICHMOND MANOR OWNERS ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

The undersigned, being the Managing Agent for Richmond Manor Owners Association, Inc. ("Association"), a property owners' association as defined in Section 202.001 of the Texas Property Code hereby certifies as follows:

1. Property: The Property to which the Notice applies is described as follows:
 - a. Richmond Manor Condominiums, Phase One, a condominium regime located in Harris County, Texas according to the map or plat thereof recorded in Volume 149, Page 123 *et seq.* of the Condominium Records of Harris County, Texas and all amendments to or replats thereof. (2)
ll
 - b. Richmond Manor Condominiums, Phase Two, a condominium regime located in Harris County, Texas according to the map or plat thereof recorded in Volume 153, Page 23 *et seq.* of the Condominium Records of Harris County, Texas and all amendments to or replats thereof. ll

2. Restrictive Covenants: The description of the documents imposing restrictive covenants on the Property, the amendments to such documents, and the recording information for such documents are as follows:
 - a. Documents:
 - (1) Declaration of Condominium Regime Richmond Manor Condominiums Phase One.
 - (2) First Amendment to the Declaration of Condominium Regime for Richmond Manor Condominiums.
 - (3) Amendment to Declaration of Condominium Regime for Richmond Manor.
 - (4) Condominium Annexation Declaration for Richmond Manor Condominiums, Phase Two.

 - b. Recording Information:
 - (1) Volume 149, Page 123, *et seq.* of the Condominium Records of Harris County, Texas.
 - (2) Volume 150, Page 31 *et seq.* of the Condominium Records of Harris County, Texas.
 - (3) Volume 150, Page 97 of the Condominium Records of Harris County, Texas.
 - (4) Volume 153, Page 23 *et seq.* of the Condominium Records of Harris County, Texas.

RP 071-20-274

3. Other Dedicatory Instrument: In addition to the Restrictive Covenants identified in Paragraph 2, above, the following document is a Dedicatory Instrument governing the Association which was previously recorded in the Official Public Records of Real Property of Harris County, Texas:
- a. Documents:
 - (1) Certificate of Corporation Resolution of the Board of Directors of Richmond Manor Owners Association, Inc.
 - b. Recording Information:
 - (1) Film Code No. 206127 *et seq.* of the Condominium Records of Harris County, Texas.
4. Dedicatory Instrument: In addition to the Dedicatory Instrument identified in Paragraph 3 above, the following documents are Dedicatory Instrument governing the Association:
- a. Articles of Incorporation of Richmond Manor Owners Association, Inc.
 - b. Richmond Manor Rules & Regulations.

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

This Notice is being recorded in the Official Public Records of Real Property of Harris 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 Notice is true and correct and that the copies of the Dedicatory Instrument attached to this Notice are true and correct copies of the originals.

Executed on this 30 day of March, 2010.

**RICHMOND MANOR OWNERS ASSOCIATION,
INC.**


By: Feld Realty Group, Inc.,
Managing Agent



Jerry Feld

FILED

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COUNTY CLERK
HARRIS COUNTY, TEXAS

100

THE STATE OF TEXAS

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§
§

COUNTY OF HARRIS

BEFORE ME, the undersigned notary public, on this 30th day of MARCH, 2010 personally appeared Jerry Feld of Feld Realty Group, Inc., Managing Agent for Richmond Manor Owners 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.



Edna Villarreal

Notary Public in and for the State of Texas

Return to:
Butler | Hailey
8901 Gaylord Drive, Suite 100
Houston, Texas 77024

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ARTICLES OF INCORPORATION
OF
RICHMOND MANOR OWNERS ASSOCIATION, INC.

OCT 29 1984

We, the undersigned natural persons of the (Clerk & age of the undersigned Section
twenty-one (21) years or more, at least two (2) of whom are citizens of the State of Texas, acting as incorporators of a corporation (hereinafter called the "Corporation") under the Texas Non-Profit Corporation Act (hereinafter called the "Act") do hereby adopt the following Articles of Incorporation for such Corporation.

ARTICLE I

NAME

The name of the Corporation is RICHMOND MANOR OWNERS ASSOCIATION, INC.

ARTICLE II

NON-PROFIT CORPORATION

The Corporation is a non-profit corporation.

ARTICLE III

DURATION

The period of the duration of the Corporation is perpetual.

ARTICLE IV

PURPOSES AND POWERS

1. The Corporation does not contemplate pecuniary gain or profit to the Members thereof, and its specific and primary purpose is to provide for the preservation and maintenance of a condominium project, as provided in the Condominium Declaration of RICHMOND MANOR CONDOMINIUMS (hereinafter referred to as the "Declaration"), located in Harris County, Texas.

2. The general purposes and powers are:

(a) To promote the common good, health, safety

and general welfare of the residents within the Property;

(b) To exercise all of the powers and privileges and to perform all of the duties and obligations of the Corporation arising from the Declaration applicable to the Property, as amended from time to time, and recorded or to be recorded in the Office of Public Records of Real Property in the Office of the County Clerk of Harris County, Texas, the Declaration being incorporated herein by reference for all purposes;

(c) To enforce applicable provisions of the Declaration, By-Laws, any rules and regulations of the Corporation and any other instrument for the management and control of the Property;

(d) To fix, levy, collect and enforce payment by any lawful means, all charges or assessments pursuant to the terms of the Declaration; to contract for and pay all expenses in connection with the maintenance, gardening, utilities, materials, supplies and services relating to the Common Elements (as defined in the Declaration) and facilities; to employ personnel reasonably necessary for administration and control of the Common Elements, including lawyers and accountants where appropriate; and to pay all office and other expenses incident to the conduct of the business of the Corporation, including all licenses, taxes and special assessments which are or would become a lien on any portion of the Property;

(e) To have and to exercise any and all powers, rights and privileges, including delegation of powers as permitted by law, which the Corporation

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under the Act may now or hereafter have or exercise;

(f) To acquire (by purchase, grant or otherwise), annex and merge, own, hold, improve, build upon, operate, maintain, convey, sell, lease, transfer, dedicate for public use or otherwise dispose of real or personal property in connection with the affairs of the Corporation;

(g) To borrow money, mortgage, pledge or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred in accordance with the Declaration Limitations; and

(h) To act in the capacity of principal, agent, joint venturer, partner or otherwise.

The foregoing statement of purposes shall be construed as a statement both of purposes and of powers, and the purposes and powers in each clause shall be limited or restricted by reference to or interference from the terms or provisions of any other clause, but shall be broadly construed as independent purposes and powers. Notwithstanding any of the above statements of purposes and powers, the Corporation shall not, except to an insubstantial degree, engage in any activities or exercise any powers that are not in furtherance of the primary purposes of the Corporation.

ARTICLE V

REGISTERED OFFICE AND REGISTERED AGENT

The street address of the initial registered office of the Corporation is 900 Threadneedle, Suite 340, Houston, Texas 77079, and the name of its initial registered agent at such address is Bill Palmer.

ARTICLE VI

INITIAL BOARD OF DIRECTORS

The number of Directors constituting the initial Board of Directors of the Corporation is three (3), and the names and addresses of the persons are:

| | |
|-------------|---|
| Bill Palmer | 900 Threadneedle Suite 340 Houston, Texas 77079 |
| Mike Kibler | 900 Threadneedle Suite 340 Houston, Texas 77079 |
| Rick Beard | 900 Threadneedle Suite 340 Houston, Texas 77079 |

At the first annual meeting the members shall elect one (1) director for a term of one (1) year, one director for a term of two (2) years, and one (1) director for a term of three (3) years, and at each annual meeting thereafter, the members shall elect a director for a term of three (3) years.

ARTICLE VII

INCORPORATORS

The name and street address of each incorporator is:

| | |
|-------------|---|
| Bill Palmer | 900 Threadneedle Suite 340 Houston, Texas 77079 |
| Mike Kibler | 900 Threadneedle Suite 340 Houston, Texas 77079 |
| Rick Beard | 900 Threadneedle Suite 340 Houston, Texas 77079 |

ARTICLE VIII

MEMBERSHIP

The authorized number of and qualifications for Membership in the Corporation along with the appurtenant voting rights and other privileges due Unit Owners in the Condominium Project shall be as set out in the Declaration. Every person or entity who is a Record Owner of a fee or

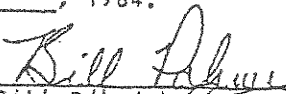
undivided fee interest in any Unit which is subject to the Declaration, including contract sellers, shall be a Member of the Corporation. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation. Membership shall be appurtenant to and may not be separated from Ownership of any Unit which is subject to assessment by the Corporation.

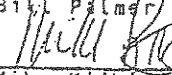
ARTICLE IX


DISSOLUTION

The Corporation may be dissolved in accordance with the limitations set out in the Declaration. The Corporation is one which does not contemplate pecuniary gain or profit to the Members thereof, and it is organized solely for non-profit purposes. In the event of liquidation, dissolution or winding up of the Corporation, whether voluntarily or involuntarily, the Directors shall dispose of the Property and assets of the Corporation in such manner as they, in the exercise of their discretion (as set out in the Declaration), deem appropriate; provided, however, that such disposition shall be exclusively in the furtherance of the objects and purposes for which the Corporation is formed, and shall not accrue to the benefit of any Director of the Corporation or any individual having a personal or private interest in the affairs of the Corporation or any organization which engages in any activity in which the Corporation is precluded from engaging.

IN WITNESS WHEREOF, we have hereunto set our hands this 26th day of October, 1984.



Bill Palmer


Mike Kiibler


Rick Beard

152-02-143

Richmond Manor Rules & Regulations

The terms used herein shall have the same meaning as defined in the Declaration of Condominium Regime and By-Laws of Richmond Manor Condominiums.

I. Use / Occupancy:

- A. Each unit owner, at his own expense, shall maintain his unit, patio and/or balcony space and storage space at his unit in good condition and in good order and repair and shall not do or allow anything to be done in his unit which may increase the cost or cause the cancellation of insurance on other units or on Common Elements. If an owner does not do so, the Association may undertake necessary repairs and assess the owner for costs.
- B. Residential Use Requirement: All condominium units shall be used and occupied as private residences for single families or individuals. All present and future owners, tenants and occupants of condominium units shall comply with the provisions and terms of the Declaration, the By-Laws of the Owners Association and other governing rules and regulations of the project.
- C. Leasing of Units: Units may be leased for a term not less than twelve (12) months and every lease entered into or renewed after the date of adoption of these regulations shall conform to the following guidelines:
1. Rental rates charged shall correspond to market rates for comparable units being rented in the Astrodome/Medical Center area of Houston.
 2. The lease shall stipulate that no more than three (3) people shall occupy a one (1) bedroom unit and no more than five (5) people shall occupy a two bedroom unit.
- D. The lease shall also require the lessee to obey the terms and conditions of the Declaration, By-Laws and the rules and regulations of the Owners Association. Failure to comply with the terms of such instruments shall be a default under the lease. The unit owner making such lease shall not be relieved from any obligation. Units shall not be leased or otherwise used for transient or hotel purposes; nothing less than an entire unit may be leased. All leases shall be written and a copy submitted prior to occupancy to the managing agent.
- E. Right of Entry: Upon advance notification to a unit holder, the Association shall have the right to access to each unit during reasonable hours as may be necessary for the maintenance, repair or replacement of any of the Common Elements. At any time the Association shall have the right to access to each Unit for making emergency repairs necessary to prevent damage to the Common Elements or to another Unit or Units.

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II. Structural Alterations or Installations:

- A. Structural Alterations: An owner shall not make structural modifications or alterations to his condominium or installations without the consent of the Association in writing through the Managing Agent.
- B. Installations: No owner or resident shall install or cause to be installed on the exterior of any building, on the walls of any building, out of the windows of any unit, or on the roof of any building in which a unit is located, any wiring for electrical or telephone installation or for any other purposes, television or radio antennae, satellites, machines, or other air conditioning units, except as are expressly approved in writing by the Association. Examples of such alterations listed above include but are not limited to: Burglar bars, exterior sunshades, screen doors, enclosures, lattice to patio fences and personal landscaping.

III. Exterior and Interior Regulations:

- A. Balconies and Windows: All windows shall have proper window dressing, white or alabaster in color, that shall not distract from the general appearance of the complex. No foil shall be placed in any window or door.
- B. It is prohibited to hang clothes, towels or items of a similar nature on the balconies.
- C. A owner may place upon their patios and balconies furniture and such decorative items as such owner may deem desirable; provided, however, that such decorative items do not detract from the general appearance of the complex. Do not store equipment, boxes, brooms, mops, etc on the balconies/patios. All balcony/patio areas must be free of "clutter" and must be kept clean at all times.
- D. Entrances & Passageways: Any common sidewalks, driveways, entrances, halls and passageways shall not be obstructed or used by any owner for any other purpose than entrance/exit from the Units. No articles shall be placed on or in any of the Common Elements except for those articles which are the common property of all of the Owners.
- E. Landscaping: Each resident shall be liable for assessment for damages for any mutilation or defacing of the landscape caused by such resident or his guests.
- F. Signs and Soliciting: Except for the bulletin boards located at the mail boxes, no owner or resident shall post any advertisements, signs, or posters of any kind in or on the complex except as authorized by the Association through the Managing Agent. (This includes For Sale or For Lease Signs) No outside solicitors or outside solicitation materials will be allowed on the premises without the prior permission of the Managing Agent.
- G. Owner Liability: An owner shall be liable for the expense of any maintenance, repair or replacement made necessary by such owner's willful or negligent act or by that of any member of such owner's family, guests, employees, agents, or leases, but only to the extent such expense is not met by proceeds of insurance carried by the

Association. Such liability by owner shall include any increase in fire insurance rates appurtenances. The Association carries the amount of insurance required by law for liability purposes. YOU must have personal condominium or renters insurance to cover your personal possessions, liability insurance, and any up grades made to your unit. You should discuss your insurance needs with an agent to assure you have adequate coverage for you unit and possessions.

IV. Sanitation

- A. Trash: All rubbish must be placed in either a plastic or paper bag before it is deposited into the dumpster. No large articles such as furniture shall be placed in the dumpster. It is owner's responsibility to dispose of such articles. Boxes must be broken down before being placed in the dumpsters and may not be stored outside the unit.
- B. Extermination: It is the Owner's responsibility to exterminate within his unit for rodents, ants, roaches or other pests.
- C. Clean-Up: All users of Common Areas and facilities shall clean up whatever Common Areas and facilities they use.

V. Noise

- A. The loud playing of televisions, stereos, tape or CD players, musical instruments, radios, boom boxes or any form of electronic equipment as well as loud voices and loud parties either inside or outside your unit is not permitted on the property at any time. In no instance, and at no time, should the noise level disturb the quiet and peaceful enjoyment of the residents. Please be considerate of your neighbors and avoid disturbing the peace. The volume of car radios and stereos must be lowered when entering the property. Practice common courtesy.
- B. No loitering is allowed on the property at any time.

VI. Safety

- A. Children: Parents are responsible for proper supervision of their children and to see that they abide by the rules and regulations of the Association. Children are not permitted to play in public driveways. Parents will be fined and/or charged for any damage caused by their children. Ball playing, bicycle riding, rollerblading, rollerskating and horseplay in the common elements is prohibited. Toys must not be left outside anywhere in the complex.
- B. Smoke Detectors: Smoke detectors are the responsibility of the owner and must be installed in each unit and properly maintained as per Houston City Ordinance.
- C. Cooking on Balconies/Patios: There shall be no cooking of any kind on the balconies or patios as per the Fire Ordinance. Barbeque grills must be at least 10 feet from the building, while in use. Hot ashes are not to be put in the dumpster or in any of the landscaped beds or lawn area.

- D. Speed Limit: A speed not exceeding 10 m.p.h. should be maintained in the parking lots.
- E. Telephone Numbers: All residents telephone numbers must be registered with the Managing Agent for security and safety reasons.

VII. Pool

- A. Use: The swimming pool shall be for the exclusive use of owners, residents and their guests. Guests must be accompanied by a resident during use of the pool.
- B. Children: Children fourteen (14) years of age and under will not be permitted in the pool area unless accompanied by an adult resident of twenty one (21) years of age or older.
- C. Breakable Articles: No food, alcoholic beverages, glass containers, bottles, plates, cups or other breakable articles may be brought or used in the pool area at any time.
- D. Proper Attire: Swimmers must wear swimsuits. No jeans, cutoffs, shorts or other street clothes will be permitted in the pool.
- E. Loud or Objectionable Articles: No noise, diving, running, horseplay or dangerous conduct will be allowed in the pool area, nor shall any other activity be permitted in the pool area which shall create loud or objectionable noise or otherwise impair, limit or disturb other owners, tenants and guests in the pool area or surrounding areas.
- F. Clean Up: Owners, residents and guests are responsible for cleaning up the pool area when they leave.
- G. No Pets: No pets will be allowed in the swimming pool or the pool area.
- H. Gates: The gates to the pool area must be kept closed at all times.
- I. Parents, guardians or custodians are responsible for children's compliance with the pool rules.

VIII. Pets

- A. Control over Dogs: Owners and residents with dogs must have direct physical control over their dogs at all times. Residents walking dogs are responsible for seeing that dog droppings are removed from sidewalks and other paved areas as well as green areas between the buildings. Dogs should be taken to the perimeter of the property for littering activity. **DOGS MUST BE ON A LEASH AT ALL TIMES WHILE OUTSIDE IN THE COMMON AREAS OF RICHMOND MANOR.**
- B. Commercial Purposes: No animals may be raised, bred, kept or otherwise used for commercial purposes in any unit.

- C. Nuisance: No pets shall be kept if such pet constitutes a nuisance to any other resident. Any such animal found unattended outside an enclosure may be removed by local pound or animal shelter personnel.
- D. Owners Responsibility: Pet owners are fully responsible for their pets, including any damage which they may cause to the common elements.

IX. Vehicles

- A. Parking Spaces: Vehicles must be parked wholly within designated parking spaces. All parking spaces are assigned, please **PARK ONLY** in your assigned space.
- B. Towing: A vehicle illegally parked in a tow away zone or in a space reserved for another unit is subject to towing at the owner's/operator's expense. Owners/Tenants are responsible for notifying guests of parking designations. A vehicle that appears to be abandoned or inoperable is also subject to towing.
- C. FIRE ZONES are zero tolerance any and all vehicles parked in the Fire Zones will be immediately towed off the property at Owners/Operators expense.
- D. Oversize Vehicles, Trailers and Water craft: Oversize commercial style or recreational vehicles, trailers or Water craft may not be parked, stored or kept on the property by any resident.
- E. Motorcycles: Motorcycles must be parked within the owner's designated parking space or within a visitor parking space. Motorcycles, motorbikes, motor scooters or any other similar vehicle may not be operated within the property except for the purpose of transportation from a parking space to a point outside the property.
- F. Repairs: Vehicles may not be maintained, disassembled, repaired, altered or dismantled on the property.
- G. Inoperable Vehicles: Inoperable vehicles may not be parked or otherwise stored in either assigned or guest parking areas or elsewhere on the property. "Inoperable" vehicles shall include any vehicle that can not be mechanically or legally operated, has a flat tire(s) or does not display proper and valid registration plates or safety inspection stickers.
- H. Washing of vehicles on the Richmond Manor property is strictly prohibited and all violators will be fined \$ 25.00 per occurrence. **NO EXCEPTIONS!**

X. Guide For Responsibilities For Maintenance/Repair Within Units

- A. Residents Responsibility:

1. Appliances: Repair and/or installation of appliances (Range, refrigeration, dishwasher, disposal)
2. Electrical: Repair or replacement of light switches, electrical receptacles, main breaker panel, wiring, balcony light fixture, TV receptacle, thermostat (including wiring), light bulbs, light fixtures, switch and electrical wall plates.
3. Plumbing: Repair or replacement of bathtub, shower stall, sinks, faucets, showerhead and other hardware, toilet, toilet or shower seals, valves and loose connections, backed up or clogged drains and all incidental damages caused by any of the above.
4. Window and Doors: Repair and replacement of sliding balcony doors, screen doors, including screens, main entrance door and lock, windows, weather stripping and seals.
5. Telephone: All instruments and wiring, except for the main line.
6. Parking: Theft from vandalism or other damage.
7. Owner is responsible for their tenants and their actions such as: Deed Restriction Violations, being sure that their tenants have read the RM Rules & Regulations, etc.

B. Association's Responsibility:

1. Balcony: Repair of concrete and painting of railings. Owners or owners representative must contact the management in writing.
2. Extermination: Cost of termite treatments on each building and unit in addition to the costs of any and all damages created by termites. Limited to termites only due to the structural damages only.

C. General Note on Cost of Repair:

1. The cost of repairing property owned by the Association or another unit owner could be your responsibility under certain circumstances. The occurrence may relate to water damage cause by a clogged drain, worn seals, tub or sink overflowing or the use of washing machines within your unit. Damage caused by smoke or fire originating in your unit could also be your responsibility. Uninsured casualty loss suffered by the Association in an amount greater that the Reserve Account would be assessed against all unit owners according to their percent of ownership. It is urged that you review your own insurance coverage to determine if it is adequate for your condominium property, contents and liability.

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2. Any cost of repair or replacements due to a unit owners negligence or misuse will be his responsibility.

XI. Fee Payments:

If the Association receives two (2) checks marked insufficient funds from any one owner within a twelve (12) month period, the Association will only accept payment by cashiers check or money order for the twelve (12) month period immediately following receipt of the second (2nd) insufficient funds check which will also require replacement by cashiers check or money order..

XII. Written Complaints

- A. Complaints must be submitted in writing and addressed to the managing agent except in an emergency situation, in which case an Association board member or officer may be contacted. All decisions concerning what constitutes a violation of these rules and regulations will be made by the officers and board members of the Association, or when justified, by a majority vote of the members of the Association.

XIII. Enforcement Procedures:

The following procedures will be observed in the enforcement of these rules:

- A. First Offense: Written notice to violator
- B. Second Offense: Formal letter mailed to violator
- C. Third Offense: Appropriate legal action may be taken to collect a fine not to exceed One Hundred Dollars (\$100). Each owner agrees to pay such fine assessed by the Board. Termination of Association acquired cable TV will be executed on this offense until fines are paid.
- D. If further objectionable conduct occurs, injunction, or any other recourse will be sought.
- E. Any proceeding by the Association arising out of an alleged failure of an owner, resident or guest to comply with the terms and provisions of the Declaration, By-Laws, or these rules and regulations, or the terms and provisions of such documents as they may be amended from time to time, shall entitle the Association to receive reasonable attorney's fees and court costs as may be awarded by the court.

Management Company:
Feld Realty Group, Inc.
10200 Hempstead Hwy., Suite 2C
Houston, Texas 77092
Phone: 713-688-0707
Fax: 713-686-0787

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

RE 071-20-2759

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 on

APR - 6 2010



Bonny B. Kayman

COUNTY CLERK
HARRIS COUNTY, TEXAS

RICHMOND MANOR OWNERS ASSOCIATION

****NEW TOW/WRECKER SERVICE COMPANY****

EFFECTIVE APRIL 24, 2009, THE RICHMOND MANOR OWNERS ASSOCIATION AND IDEAL TOWING HAVE ENTERED INTO AN AGREEMENT TO TOW VEHICLES PARKED IN UNAUTHORIZED AREAS AT THE RICHMOND MANOR CONDOMINIUMS.

FOR THE FOLLOWING VIOLATIONS IT IS AGREED THAT VEHICLES WILL BE TOWED WITHOUT NOTICE:

- 1. PARKED IN A FIRE ZONE, TOW AWAY ZONE, NO PARKING ZONE**
- 2. PARKED IN A HANDICAP ZONE WITHOUT PROPER IDENTIFICATION**
- 3. PARKED BLOCKING ANOTHER VEHICLE OR DOUBLE PARKED**
- 4. PARKED BLOCKING DUMPSTERS**
- 5. PARKED BLOCKING THE ENTRANCE, EXIT OR FIRE ACCESS GATE**
- 6. PARKED ON THE GRASS, SIDEWALK, CURB OR ANY UNPAVED PORTION OF THE PROPERTY**
- 7. PARKED ILLEGALLY IN AN ASSIGNED PARKING SPACE (MUST HAVE AUTHORIZATION FROM MANAGEMENT COMPANY OR OWNER/TENANT ASSIGNED THE PARTICULAR SPACE PRIOR TO TOWING)**

IN ADDITION, VEHICLES THAT INCUR ANY OF THE FOLLOWING VIOLATIONS WILL BE GIVEN 24 HOURS NOTICE TO CORRECT THE VIOLATION BEFORE THE VEHICLE IS TOWED UNLESS OTHER ARRANGEMENTS HAVE BEEN MADE WITH THE PROPERTY MANAGEMENT COMPANY.

- 1. VEHICLES HAVING EXPIRED PLATES OR INSPECTION STICKERS**
- 2. VEHICLES HAVING FLAT TIRES**
- 3. VEHICLES THAT ARE INOPERABLE**
- 4. VEHICLES THAT ARE ILLEGAL TO DRIVE ON CITY STREETS**
- 5. VEHICLES THAT ARE ABANDONED**
- 6. VEHICLES THAT ARE NOT BEING DRIVEN (USING PROPERTY AS A STORAGE AREA)**
- 7. VEHICLES ON JACKS OR BLOCKS (UNLESS POSING A PUBLIC SAFETY HAZARD IN WHICH CASE SUCH VEHICLE WILL BE REMOVED IMMEDIATELY WITHOUT NOTICE)**

THE VEHICLE OWNER/OPERATOR WILL BE FULLY RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH TOWING AND/OR STORAGE OF A VEHICLE.