

**RESOLUTION REGARDING PARKING POLICY
FOR FANNIN STATION COMMUNITY ASSOCIATION, INC.**

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

WHEREAS, Section 204.010(a)(6) of the Texas Property Code allows property owners associations, acting through their Board of Directors, to regulate the use, maintenance and appearance of the subdivision;

WHEREAS, Section 7.03 of the Association's Declaration of Covenants, Conditions, Restrictions, and Easements, recorded in the Harris County Real Property Records under Clerk's File No. 20100246262 on June 11, 2010, governs Vehicle Parking;

WHEREAS, the Board of Directors desire to promulgate this Parking Policy to be read together with the existing provisions of the Association's Declaration;

WHEREAS, Section 7.03.3(e) of the Association's Declaration authorizes the Board of Directors to promulgate reasonable parking and traffic rules and regulations;

WHEREAS, Section 7.20 of the Association's Declaration authorizes the Board of Directors to promulgate, amend, modify and delete such reasonable rules and regulations applicable to the operation, use and occupancy of the Subdivision, as the Board may from time to time deem beneficial to the Subdivision;

WHEREAS, Section 10.06 of the Association's Declaration authorizes the Association the Board of Directors to impose fines as specific assessments for violations of the Declaration or other Governing Document;

NOW THEREFORE, BE IT RESOLVED THAT the following Parking Policy is to be enforced by the Board of Directors of the Fannin Station Community Association, Inc.:

PARKING POLICY

1. Every vehicle must display an Association parking tag at all times. Each Owner shall register their vehicles with the Association in order to obtain the requisite parking tags.
 - a. Vehicles that do not display a parking tag, or a visitor tag, will subject the responsible Member to a fine in accordance with this policy.
2. It is the Owner's responsibility to keep all vehicles registered with the Association's Management Company.
3. Garage Parking & Street Parking

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- a. Each Owner must park at least two (2) vehicles on their property in accordance with this Section prior to parking a vehicle on the street.
- b. If the driveway is long enough to park a vehicle without it extending beyond the curb, then the Owner may park one (1) vehicle in the garage and one (1) on their own driveway prior to parking a vehicle on the street.
- c. Any Owner whose driveway is too short to accommodate a vehicle in the manner described in 3(b), must park two vehicles in their garage at all times before parking any additional vehicles on the street in front of their home.
- d. Vehicles parked on street must be parked in the same direction as traffic flow and must be parked directly in front of the Owner's home with no portion of the vehicle crossing the property lines on either side of their own home.
- e. Owners are not permitted to park on the street anywhere but directly in front of their own home and with the flow of traffic.

4. Non Parking Areas / Tow Away Zones

- a. Owners and/or Visitors are not permitted to park in front of fire hydrants, postal boxes, entrances to walking trails or on the corners of intersections. These areas will be marked with red paint on the curbs as shown on Exhibits A and B. Please see Exhibits A and B, attached hereto and incorporated herein by reference.

5. Guest Parking

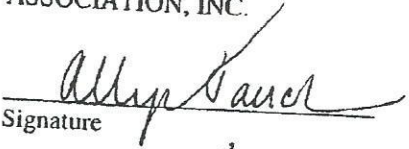
- a. Each Owner is responsible for ensuring their guests and visitors are in compliance with the provisions of this Parking Policy.
- b. Guest vehicles must display a Guest Parking Pass on the vehicle's window.
- c. Guest vehicles shall not park in front of garage doors, walkways, front doors, entrance gates or doorways if parked in front of another Owner's residence.

6. Fines

- a. A \$25.00 fine will be assessed per violation.
- b. Fines for Guest vehicles in violation of this Parking Policy will be assessed to the Owner.

Adopted this 13th day of October, 2016.

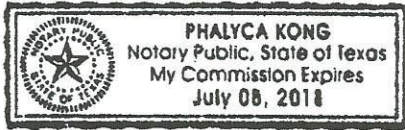
FANNIN STATION COMMUNITY
ASSOCIATION, INC.


Signature

Allyson Tauch
Printed Name President

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

THIS INSTRUMENT was acknowledged before me on this 13th day of October, 2016, by the said Alyson Touch; President of FANNIN STATION COMMUNITY ASSOCIATION, INC., a Texas non-profit corporation on behalf of said corporation.



Phalyca Kong
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

After Recording Return to:
Daughtry & Jordan, P.C.
17044 El Camino Real
Houston, Texas 77058

RP-2016-466926

ADDITIONAL DEDICATORY INSTRUMENT

for

FANNIN STATION COMMUNITY ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared Margaret R. Maddox who, being by me first duly sworn, states on oath the following:

My name is Margaret R. Maddox I am over twenty-one (21) years of age, of sound mind, capable of making this affidavit, authorized to make this affidavit, and personally acquainted with the facts herein stated:

I am the Attorney/Agent for FANNIN STATION COMMUNITY ASSOCIATION, INC. Pursuant with Section 202.006 of the Texas Property Code, the following documents are copies of the original official documents from the Association's files:

RESOLUTION REGARDING PARKING POLICY

OF

FANNIN STATION COMMUNITY ASSOCIATION, INC.
A TEXAS NON-PROFIT CORPORATION

DATED this 13th day of October, 2016.

FANNIN STATION COMMUNITY
ASSOCIATION, INC.

BY: Margaret R. Maddox

Margaret R. Maddox, Attorney/Agent
(Printed Name)

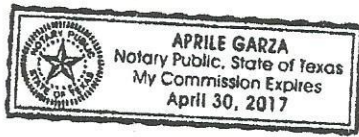
RP-2016-466926

THE STATE OF TEXAS

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COUNTY OF HARRIS

THIS INSTRUMENT was **acknowledged** before me on this the 13th day of October, 2016 by the said Margaret R. Maddox, Attorney/Agent for FANNIN STATION COMMUNITY ASSOCIATION, INC., a Texas non-profit corporation, on behalf of said corporation.



Aprile Garza
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

After Recording Return To:
Daughtry & Jordan, P.C.
17044 El Camino Real
Houston, Texas 77058

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RP-2016-466926
Pages 8
10/17/2016 10:03 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
STAN STANART
COUNTY CLERK
Fees \$40.00

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.

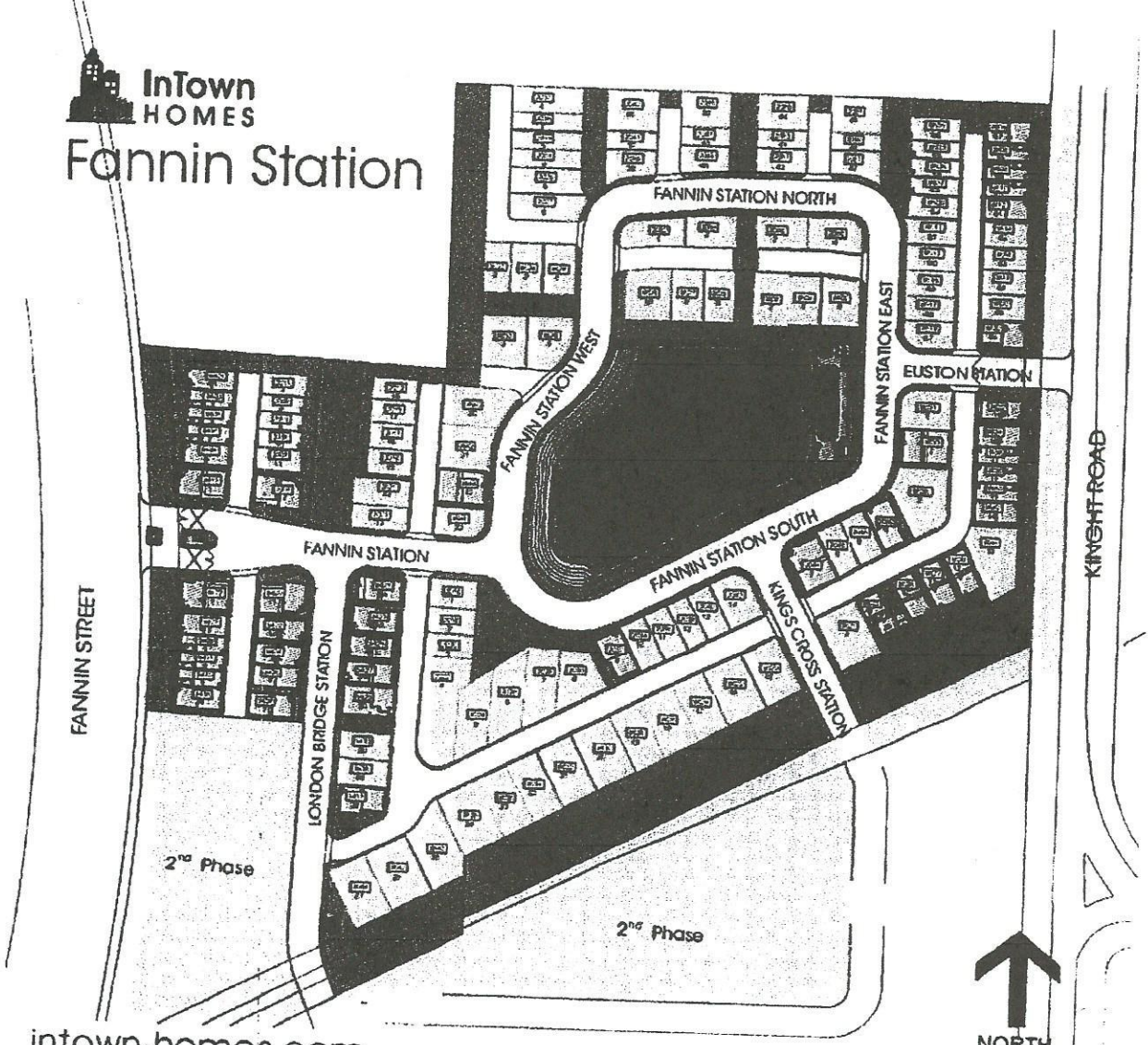


Stan Stanart

COUNTY CLERK
HARRIS COUNTY, TEXAS

RP-2016-466926

InTown HOMES
Fannin Station



intown-homes.com

All plans, illustrations and plans are subject to change without notice. Some footage is approximate. The representation of the site and the location of the buildings are not to be taken as an indication of the actual location of the buildings. The information here is a representation of the information provided to the developer. All rights reserved. InTown Homes, 2011

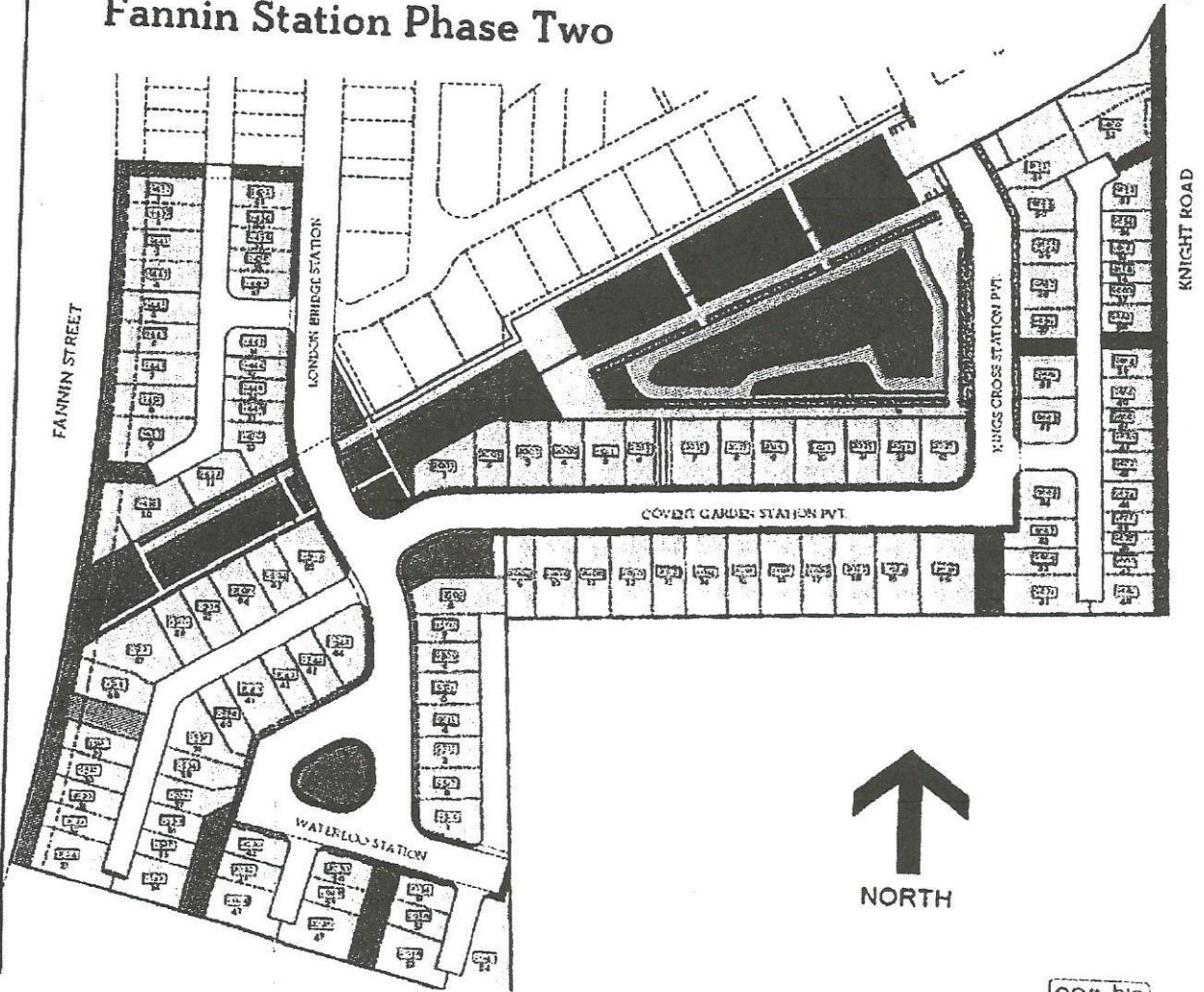


PLAINTIFF'S
 EXHIBIT
A

RP-2016-466926


INTOWN
— HOMES —

Fannin Station Phase Two



PLAINTIFF'S
EXHIBIT
B

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