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Notice
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**SECRETARY'S CERTIFICATE OF
WILLOW WOOD OWNERS ASSOCIATION, INC.
(RULES AND REGULATIONS FOR VEHICLES AND TOWING)**

The undersigned, being the duly elected, qualified, and acting Secretary of Willow Wood Owners Association, Inc., a Texas non-profit corporation, the corporation set forth and described in that certain "First Amended and Restated Declaration of Covenants, Conditions and Restrictions (for) Willow Wood Villas" filed under Harris County Clerk's File No. Y230918 of the Real Property Records of Harris County, Texas, and any and all amendments thereto (said recorded document and all exhibits and amendments thereto being referred to as the "Declaration"), the undersigned Secretary further being the keeper of the minutes and records of said corporation, does hereby certify that at a regular meeting of the Board of Directors held on October 9, 2018, with at least a majority of the Board of Directors being present, the "Rules and Regulations for Vehicles and Towing" attached hereto as Exhibit "A" were adopted and approved by the Board of Directors.

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IN WITNESS WHEREOF, the undersigned has hereunto set his hand and at Houston, Texas, this 13th day of December, 2018.

WILLOW WOOD OWNERS ASSOCIATION, INC., a
Texas non-profit corporation

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By: Eunice K. Muska
EUNICE K. MUSKA, Secretary

FILED FOR RECORD

8:00:00 AM

Monday, December 31, 2018

Stan Stewart

COUNTY CLERK, HARRIS COUNTY, TEXAS

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

Monday, December 31, 2018

Stan Stewart

COUNTY CLERK
HARRIS COUNTY, TEXAS



EXHIBIT "A"
RULES AND REGULATIONS FOR VEHICLES AND TOWING

1. *Vehicle Operation.* Each owner, resident, and/or guest shall operate his or her vehicle in a safe and cautious manner while entering, exiting, or maneuvering within the parking area so as to minimize the risk of property damage and personal injury. To facilitate ease of access in the parking areas, all vehicles must be parked as far forward in each parking space as possible.
2. *Permitted Vehicles.* For purposes of these Rules, vehicles include automobiles, motorcycles, motorized bikes, passenger trucks, small vans, and similar passenger vehicles. Vehicles not in operating condition shall not be parked, repaired or stored (on blocks or otherwise) in any parking area or any other area within the property. Without limitation, a vehicle shall be deemed not to be in operating condition if same has expired or missing license tags or registration, or is incapable of being driven due to mechanical condition of any kind. Boats, jet skis, trailers, campers, motor homes, recreational vehicles, oversized vans/buses, tractor trailers and the like shall not be parked in any parking area or any other area within the property except for loading or unloading (for a period not to exceed 24 hours). Motorcycles must be parked in a parking space. Commercial vehicles may only park on the property while making repairs to a townhome and for a time not to exceed four (4) hours. For extended repairs, permission must be obtained from the management company. Commercial vehicles shall be defined by the Board. No noisy or smoky vehicles may be operated on or within the property. No motorcycles or any vehicles without mufflers shall be permitted on or within in the property.
3. *Repairs.* Restoration or maintenance of vehicles is prohibited, except for emergency repairs, and then only to the extent necessary to enable movement of the vehicle to a repair facility.
4. *Space Use.* Because of limited parking, all parking spaces in the property shall be used for parking purposes only, and may not be used for storage. No parking space shall be converted for living, recreational or business purposes, nor shall anything be stored in any parking space. Further, each resident must utilize the parking space assigned to his/her/their respective townhome first prior to utilizing any visitor or unassigned space. All residents are limited to a maximum of three (3) vehicles on the property per townhome. An owner may submit a written request to the Board requesting a variance to allow an additional vehicle on the property. The Board shall have the sole discretion and authority to determine if an additional vehicle shall be allowed or not.
5. *No Obstruction.* No vehicle may be parked in a manner that interferes with ready access to any owner/resident walkway or garage, entrance to or exit from the property. No vehicle may obstruct the flow of traffic, constitute a nuisance, or otherwise create a safety hazard on the property. No vehicle may be parked, even temporarily, in spaces that may be reserved for other owners or residents, in fire lanes, or in any area which may be designated as "No Parking" from time to the

STATE OF TEXAS

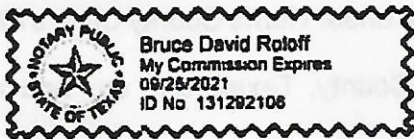
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COUNTY OF HARRIS

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This instrument was acknowledged before me on this 12th day of December 2018, by EWELICE K. MUSKA, Secretary of Willow Wood Owners Association, Inc., a Texas non-profit corporation, on behalf of said corporation.



Bruce D Roloff
Notary Public - State of Texas

RECORD AND RETURN TO: //
Frank, Elmore, Lievens,
Chesney & Turet, L.L.P.
Attn: K. Slaughter
9225 Katy Freeway, Suite 250
Houston, Texas 77024

time.

6. **Nuisances.** Each vehicle shall be muffled and shall be maintained and operated to minimize noise, odor, and oil or other fluids emissions. No owner, resident, or guest shall cause or permit the blowing of a horn of any vehicle in which such Resident or his or her guest or family shall be occupants while approaching or in the parking areas or garage serving the property. No vehicle may be kept on the property if the Board deems it to be unsightly, inoperable, inappropriate, or otherwise in violation of these Rules.
7. **Speed Limit.** The speed limit in the parking area is 10 mph.
8. **Violations.** Any vehicle in violation of these Rules may be stickered, wheel-locked, towed pursuant to the Texas Towing and Booting Act, or otherwise removed from the property by the Board, at the expense of the vehicle's owner. In addition or in lieu of the foregoing, the Association shall be entitled to take any available legal action (including seeking mandatory injunctive relief) in the event of any violation of these Rules. The Association expressly disclaims any liability for damage to vehicles on which the Association exercises these remedies for Rules violations.