

**CANYON GATE AT THE BRAZOS OWNERS
ASSOCIATION, INC. PARKING AND TOWING POLICY**

Conformance with Existing Policies: This parking policy shall not be in violation of the Governing Documents of the Association or Chapter 684 of the Texas Transportation Code. New homeowners shall be provided with a welcome packet, including the parking policy, at the time Management Company receives the closing documents from the title company. The Association has the authority to tow any vehicle parked or situated in violation of this policy. The cost of towing shall be at the violating vehicle or property owner's expense.

- 1) All residents vehicle must be parked in their garages or their appurtenant driveways, with no exceptions other than as provided herein.
- 2) All residents vehicle make, model and license plate numbers must be provided to the On Site Office personnel or Management Company and issued an entry access device at the expense of the resident. All residents must provide proof the vehicle is lawfully registered at a Canyon Gate at the Brazos property address by providing verification of state or insurance registration.
- 3) All residents and their guests shall be notified the following are prohibited in Canyon Gate at the Brazos: vehicle head-in parking perpendicular to the curb, parking with vehicle's driver's side parallel to street curb, double parking on street, parking in driveway whereby vehicles extend beyond curb and into street, or parking in the middle of a cul-de-sac whether or not such parking impedes ingress and egress in the Subdivision. Any vehicle in violation may be towed with the terms and provisions of this policy within ten (10) days of notification of any violation.
- 4) All vehicles must be in daily operation with a current registration and state inspection sticker when parked in appurtenant driveways or street. No vehicles may have broken window(s), detached bumper, flat tire(s), supported with bricks or any apparatus, or repairs performed in driveway or street. Any vehicle not in daily operation or displays an outdated registration and/or state inspection sticker may be towed within the terms and provisions of this policy within ten (10) days of notification of any violation.
- 5) Any guest of any resident of Canyon Gate at the Brazos is permitted to park on the street foremost in front of the visiting resident home for a period not to exceed 72 hours (3 days), without seeking pre-approval from the Board.
- 6) All street parking will be used exclusively by guests except for temporary situations such as dependent college students or resident's parents. Any other circumstances must be approved in writing on a case-by-case basis if the parking period will exceed 72 hours (3 days).
- 7) No motorcycles, boats, trailers, covered vehicles, or commercial-type vehicles of any kind shall be parked, stored or otherwise permitted to remain overnight upon any street within Canyon Gate at the Brazos unless prior written approval is obtained from the Board.

- 8) For any new resident, a fifteen (15)-day grace period will be permitted from the date of occupancy to allow such resident(s) reasonable and sufficient time to allocate belongings within the residence and assure that vehicles are parked in the resident's garage or their appurtenant driveways, with no exceptions other than as provided herein.
- 9) If a violation of this policy occurs, the resident will be notified in writing and that resident must comply with the terms and provisions of this policy within ten (10) days. If the resident fails to correct violation within ten (10) days, the Association will collect a \$25.00 per day penalty and the vehicle will be red-tagged for towing. The vehicle will then be towed, at the owner's expense, within 48 hours of being red-tagged.
- 10) Grounds for Immediate Towing.
 - a) Canyon Gate at the Brazos has designated certain areas as handicap, fire zones and no parking zones. Any unauthorized vehicle parked in these areas will be towed immediately.
 - b) No vehicle shall be parked on streets or driveways so as to obstruct ingress or egress by other property owners, their families, guests and invitees, first responders, or the general public using the streets for ingress and egress in the Subdivision. A property owner whose ingress and egress is obstructed by another vehicle may have that vehicle towed or call the Association to have that vehicle towed, at the vehicle owner's expense.

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FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Dianne Wilson

Dianne Wilson, County Clerk
Fort Bend County, Texas

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