



Laura Richard
Laura Richard, County Clerk
Fort Bend County Texas
Pages: 8 Fee: \$ 44.00

**ADDITIONAL DEDICATORY INSTRUMENTS
FOR
CANYON GATE AT THE BRAZOS OWNERS ASSOCIATION, INC.**

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared Charles A. Daughtry who, being by me first duly sworn, states on oath the following:

My name is Charles A. Daughtry, 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 for **CANYON GATE AT THE BRAZOS OWNERS ASSOCIATION, INC.** Pursuant with Section 202.006 of the Texas Property Code, the following documents are the originals, or true and correct copies of the originals, of the governing instruments of the Association:

- 1) **Canyon Gate at the Brazos Owners Association, Inc. Parking and Towing Policy; and**
- 2) **Canyon Gate at the Brazos Owners Association, Inc. Resolution Regarding Exterior Residential Paint Colors.**

DATED this 8th day of June, 2021.

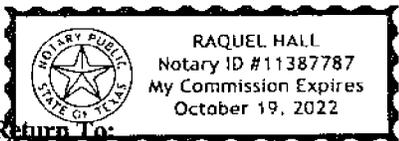
**CANYON GATE AT THE BRAZOS OWNERS
ASSOCIATION, INC.**

BY: 

CHARLES A. DAUGHTRY,
Attorney for Association

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

THIS INSTRUMENT was **acknowledged** before me on this the 8th day of June, 2021 by Charles A. Daughtry, Attorney for Association, **Canyon Gate at the Brazos Owners Association, Inc.**, a Texas non-profit corporation, on behalf of said corporation.





Notary Public in and for the State of Texas

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

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 2308 of the Texas Occupations Code. New homeowners may be provided with a welcome packet, including the parking policy, at the time Management Company received the closing documents from the title company. The Association has the authority to tow any vehicle parked or situation in violation of this policy Per Article III, Section 3 of the Declarations. The cost of which towing shall be at the violating vehicles or property owner's expense.

- 1) All resident's vehicles must be parked in their garage or their appurtenant driveways, with no exceptions other than is provided herein.
- 2) All resident's vehicle's make, model, and license plate number 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 the Canyon Gate at the Brazos property address by providing verification of state or insurance registration.
- 3) All residents and their guest shall be notified that the following are prohibited in Canyon Gate at the Brazos: vehicle head-in parking perpendicular to the curb, parking with the vehicles driver's side parallel to the street curb, double parking in the street, parking in driveway whereby the vehicles extend beyond the curb and into the 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 will be towed with the terms and provisions of this policy. Vehicles that block fire lanes or are leaking a fluid that presents a hazard or threat to persons may be subject to immediate towing as per state law.
- 4) All vehicles must be in daily operation with a current registration and state inspection sticker when parking in appurtenant driveways or street. No vehicles may have broken window(s), detached bumpers, flat tire(s), missing wheels, extensive damage from an accident, supported with bricks or any apparatus, or repairs performed in driveway or street. Any vehicle not in daily operation or which displays an outdated registration and/or state inspection sticker is in violation and notice to the homeowner will be sent.
- 5) Any Guest of any resident of Canyon Gate at the Brazos is permitted to park on the street foremost in front of the resident's home they are visiting for a period not to exceed 72 hours (3 days), without seeking pre-approval from the board.
- 6) The parking of commercial type vehicles – box trucks, tow trucks, dump trucks, flatbed trucks, moving, trailers, delivery vehicles, etc in the street or appurtenant driveways is prohibited.
- 7) All street parking will be used exclusively for guests parking 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).

- 8) No motorcycles, boats, trailers, recreational vehicles (RV), covered vehicles, or commercial-type vehicles of any kind shall be parked, stored or otherwise permitted to remain overnight up on any street within Canyon Gate at the Brazos except for temporary parking of vehicles used in conjunction with the repair or maintenance of homes in accordance with Article III, Section 3 of the Declarations, unless prior written approval is obtained from the Board.
- 9) For any new resident, 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 all vehicles parking in the residents' garage or their appurtenant driveways, with no exceptions other than as provided herein.

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 vehicles parked in these areas will be towed immediately at the vehicle owner's expense.
- b) No vehicle shall be parked on streets or driveways so as to obstruct ingress or egress by other property owners, their families, guests & invitees, first responders, emergency vehicles, or the general public using the streets for ingress or egress in the Subdivision. A property owner whose ingress and egress is obstructed by another vehicle may have the vehicle towed after informing the vehicle owner. Towing charges will be at the vehicle owner's expense.

CERTIFICATION

I, the undersigned, do hereby certify:

That I am the duly elected and acting President of the Canyon Gate at the Brazos Owner's Association, Inc., (the "Association") a Texas non-profit corporation;

That the foregoing Parking and Towing Policy were duly adopted by the current Board Members by a majority vote of the Board of Directors of the Association.

IN WITNESS WHEREOF, I have hereunto subscribed my name on this the

2 day of
JUNE, 2021

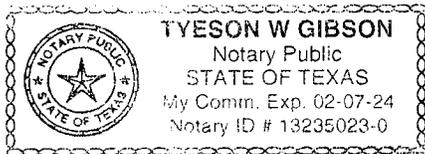
By: [Signature]
Print Name: RAYMOND H. STONE
Title: President, Board of Directors of the Association

State of Texas §
§
COUNTY OF FORT BEND §

BEFORE ME, on this day personally appeared RAYMOND STONE,

the President of the Canyon Gate at the Brazos Owners Association, Inc, known by me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for he purposes and consideration therein expressed and, in the capacity, therein and herein stated, and as the act and deed of said corporation.

Given under my hand and seal of office, this 2nd day of June, 2021



[Signature]
Notary Public – State of Texas