

**BOARD RESOLUTION OF
NORTHGLEN ASSOCIATION**
*Regarding Adoption of
Vehicle Policy*

DATED: September 19, 2018

Effective Date: *January 1, 2020*

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

I, the President of **NORTHGLEN ASSOCIATION** (hereinafter referred to as the "Association"), do hereby certify that at a regular meeting of the Board of Directors of the Association, which was held on the 19th day of September, 2018, with a quorum present and remaining throughout, and being duly authorized to transact business, the following resolution regarding the adoption of this Vehicle Policy to provide clarification and specificity regarding certain restrictions contained with the Covenants, Conditions & Restrictions, Rules and Regulations of the subdivision.

WHEREAS, the Association is a Texas non-profit corporation governed by the Texas Property Code;

WHEREAS, Association is governed by Restrictions found in the Real Property Records of Harris County under clerk's file numbers: F648264; F690044; H001158; G653617; H756137; H758136; H001159; and H744331;

WHEREAS, Texas Property Code § 204 provides for the Association's Board authority to regulate the appearance of the subdivision and create guidelines, to clarify for its own use the enforcement policies to be used in enforcing the Restrictions;

THEREFORE, the following clarifications and policies shall be used by the Association in enforcement of the Covenants, Conditions and Restrictions and all modifications, amendments, supplements and additions thereto:

WHEREAS, Article III, Section 3 of the Covenants, Conditions and Restrictions states, in part:¹

*The Association may make whatever rules and By-Laws it deems
desirable to governing the Association and its members [...]*

WHEREAS, Article IV² of the Covenants, Conditions and Restrictions states, in part:

*No truck, camper, trailer, automobile, boat – whether powered or
sail or otherwise – or other vehicle will be stored, parked or kept*

¹ Note: This language is found in Article III(3) for Northglen Sections 1-3 and Article III(4) for Northglen Section 4
² Note: This language is found in Article IV(9)(b) for Northglen Sections 1-2; Article IV(8)(a)(3) for Northglen Section 3; and Article IV(7)(b) for Northglen Section 4;

RP-2020-181705

on any Lot or in any street for more than sixty (60) hours during a seventy-two (72) hour period [...]

WHEREAS, Article VI³ of the Covenants, Conditions and Restrictions states, in part:

No boat, mobile home, trailer, boat rigging, truck larger than a three-quarter (3/4) ton pickup, bus or unused or inoperable automobiles shall be parked or kept in the street [...] for more than twenty-four hours at a time [...]

THEREFORE, the following policy shall be used by the Association in enforcement of the Vehicle prohibition(s):

Commercial Vehicles / Recreational Vehicles:

1.1 GENERAL PROVISIONS:

1.1.1 Unless otherwise provided by the Association's Declarations, Commercial or Recreational vehicles may only park within the Association while loading, unloading or otherwise performing services for an owner and/or tenant, and must not be left unattended. No Commercial or Recreational vehicle is permitted to block or hinder the ingress or egress of traffic through the Association.

1.1.2 "**Commercial Vehicle**" means any of the following:

- Any vehicles containing more than two axles;
- Any vehicle with six (6) or more wheels, with the only exception being a stock dually pick-up truck, owned by an individual;
- Any box or flatbed trucks or trailers;
- Any construction-type vehicle or equipment (e.g. bulldozers, backhoes, tractors);
- Any vehicle with a Gross Vehicle Weight Rating over thirteen thousand pounds (13,000 lbs.); or
- Limousines, Wreckers, Taxi-cabs, busses, food trucks or trailers and ambulances.

1.1.3 "**Recreational Vehicle**" means any of the following:

- Boats, campers, trailers, RVs, watercraft, aircraft, four-wheelers, etc.

1.2 PARKING:

1.2.1 Storage: A vehicle is considered stored if it is not used or moved for more than forty-eight (48) hours. Commercial vehicles, recreational vehicles, inoperative vehicles and/or vehicles without current registration and inspection may not be stored in driveways or

³ Note: This language is found in Article VI(4) for Northglenn Sections 5 and 6

streets, and must be stored out of public view, unless otherwise provided by the Declarations.

1.2.2 Street Parking: No vehicle may be parked on a street which shall impair the ingress or egress of cars from driveways. No vehicle may be parked on a street which will impair mail delivery. No vehicle may be parked on a street for more than sixty (60) hours in a seventy-two (72) hour period. All vehicles parked in the street must be faced in the direction of traffic-flow.

1.2.3 Unconventional Parking: No vehicle of any kind may ever be parked in the yard or on the sidewalk by any person. Likewise, no vehicle may block access to trash cans or to residential mailboxes at any time.

1.3 FINES AND PENALTIES:

1.3.1 Violations of these policies will result in the following action by the Association:

1 st Violation:	Warning Letter, no fine, 30 days to cure
2 nd Violation (within six (6) months):	Warning Letter, \$75.00 fine
3 rd Violation: (within six (6) months):	Warning Letter, \$75.00 fine
Subsequent Violation (within six (6) months):	Additional weekly fine

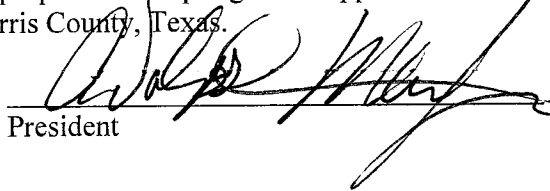
1.3.2 Successive fines may be imposed against a single owner or resident for the same type or for different violations as set forth in each violation notice. Such fine(s) shall become immediately due and payable. The collection of fines will be dealt with in the same manner as any past due debt to the Association. Collection of fine(s) will be administered by the managing agent or legal counsel for the Association. All costs associated with the collection of any fine, including attorney's fees, incurred by or attributable to any such violation(s), shall be assessed or billed to the violating owner's and/or tenant's account.

IT IS, HEREBY, RESOLVED that the Board of Directors of the Association unanimously adopts this formal resolution for the purpose of adopting this Supplemental Deed Policy for filing in the Real Property Records of Harris County, Texas.

Dated:

November 20, 2019

President



STATE OF TEXAS

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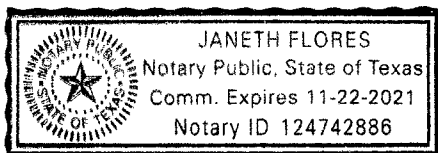
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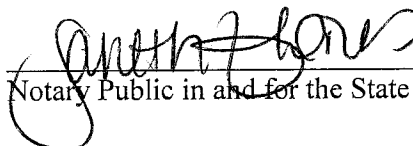
ACKNOWLEDGMENT

COUNTY OF HARRIS

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This instrument was acknowledged before me on the 20th day of November, 2019, by Adolphus Moore, as President of Northglen Association, on behalf of said corporation.




Notary Public in and for the State of Texas

RP-2020-181705

RP-2020-181705
Pages 4
04/30/2020 08:59 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
DIANE TRAUTMAN
COUNTY CLERK
Fees \$26.00

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.



Diane Trautman

COUNTY CLERK
HARRIS COUNTY, TEXAS