

**WILLOW BEND LAKES HOMEOWNERS ASSOCIATION, INC.**

**Rules Governing the Parking of Vehicles**

**Revised: 10/07/10**

**Formerly Entitled: Bulletin Related to the Parking of Trucks (Adopted: 6/5/97; Revised 10/2/02) and**

**Formerly Entitled: Bulletin for Unroad Worthy Vehicles (Adopted 3/29/99; Revised 10/2/02)**

Pursuant to Article IX, Section 9.11 of the Third Amended Declaration of Covenants, Conditions and Restrictions for Willow Bend Lakes ("Declaration"), the Board of Directors adopts this Rule as a revision of the previously adopted Bulletin Related to the Parking of Trucks and the Bulletin Related to Unroadworthy Vehicles. This Rule clarifies and supplements Section 9.11 of the Declaration.

Definition of Restricted Commercial Vehicles: Vehicles included in the definition of "truck" and "commercial vehicle" as stated in Section 9.11 of the Declaration are vehicles clearly intended for commercial purposes.

- (a) Commercial Vehicles: Distinguishing characteristics of a commercial vehicle include, but are not limited to, vehicles with commercial writing on the exterior, vehicles with commercial signs attached, and vehicles with tools and/or work equipment visibly stored in the interior or on the exterior of the vehicle.
- (b) Personal Vehicles: Section 9.11 does not restrict vehicles that are used for personal transportation, including pick-up trucks, vans and sport utility vehicles (SUVs), as long as these vehicles meet the other requirements stated in Section 9.11. For example, all vehicles must be operable, have a current registration sticker and a current safety inspection sticker.
- (c) License Plates: The statement in Section 9.11 limiting "... any vehicles bearing license plates other than those issued for conventional automobiles ..." does not limit vehicles that are clearly used for personal transportation such as automobiles, vans, pick-ups and SUVs even if the State of Texas issues a "truck" license plate to a personal vehicle.

Parking of Commercial Vehicles: All commercial vehicles (as defined in the above paragraph) that are owned or operated by any Member or resident of Willow Bend Lakes shall, at all times while on the Property and unattended, be stored or parked so as to be completely hidden from public view. Specifically, commercial vehicles shall not be allowed to be parked in driveways or on public streets overnight. Failure to comply with Section 9.11 will cause the Owner of the Lot where the vehicle is parked in public view to be subject to violation fines levied pursuant to and in accordance with the governing documents of the Willow Bend Lakes Homeowners Association, Inc.

Commercial Vehicle Exemption: Commercial vehicles which are not owned by any Member of the Association, their resident family members or occupants of Lots within the Property, and are on the Property for commercial purposes only shall be exempt from Section 9.11. However, no such exempt vehicle shall be allowed to remain overnight on the Property or stored on or within the Property.

Temporary Guest Parking of Restricted Vehicles: Should a Member or an occupant of a Lot have a guest who intends to park a boat, motor home, recreational vehicle or other personal (non-commercial) vehicle within the Property that will be visible from public view, the Member or occupant of the Lot shall have the sole responsibility of notifying the Association's Management Company of the following information:

- (a) The type of vehicle which will be brought onto the Property by the guest;
- (b) The license plate number of said vehicle; and
- (c) The time during which the vehicle will remain on the Property.

The aforementioned vehicles owned by a guest will not be allowed to be parked or stored within public view on or within the Property for more than ten (10) consecutive days and no more than thirty (30) days in a calendar year.

Any question as to whether a vehicle is considered a "commercial vehicle" or other vehicle that must be hidden from public view under Section 9.11 shall be determined by the Board of Directors.

Inoperable Vehicles: In addition to restrictions on the types of vehicles, Section 9.11 also restricts the parking of inoperable vehicles. Unless stored, placed or parked within the garage of the appropriate Owner so as to be completely hidden from view, no Owner is allowed to store, place or park any vehicle within the Property that does not display the following:

- (a) A valid registration sticker, issued by the State of Texas, any state within the United States or any foreign state or municipality, demonstrating that the vehicle's registration is current; and
- (b) A valid and unexpired sticker evidencing an inspection of the vehicle by a state or other governmental authority deeming the vehicle to be roadworthy. For purposes of illustration only, the type of sticker contemplated by this provision and issued by the State of Texas or its authorized agencies, is what is commonly known as an inspection sticker.

Note: Vehicles over 25 years old and classified as "Classic or Antique" are not required by the State of Texas to have registration or inspection stickers. You may need to show verification of "Classic or Antique" status if your vehicle does not have the above-mentioned stickers.

Unless stored, placed or parked within a garage so as to be completely hidden from view, no Owner is allowed to store, place or park a vehicle within the Property which, by virtue of any apparent damage or disrepair, is either clearly inoperable or unable to legally travel upon the streets, roadways or highways within any City or County in the State of Texas.

As stated in paragraph 2 of section 9.11, any vehicle parked in violation of this section or parking rules promulgated by the Board of Directors may be towed at the vehicle owner's expense.

This Rule replaces and supersedes in all respects all prior bulletins, resolutions, and/or rules governing the parking of vehicles. This Rule is effective upon adoption by the Board of Directors and shall remain in force and be effective until revoked, modified, or amended.

This is to certify that the foregoing Rule was adopted by the Board of Directors at a meeting of same on 7 October, 2010, and has not been modified, rescinded or revoked.

Date: \_\_\_\_\_

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Secretary