

**PARKING AND TOWING POLICY OF  
KOLBE FARMS COMMUNITY ASSOCIATION, INC.**

WHEREAS, Kolbe Farms Community Association, Inc. (the "Association"), is the governing entity for the Kolbe Farms Subdivision, an addition in Harris County, Texas, according to the plat filed of record under Clerk's File No. 20130199713 of the Map Records of Harris County, Texas, along with any amendments, supplements or re-plats thereto, (the "Subdivision"); and

WHEREAS, the Subdivision is governed by the Declaration of Covenants, Conditions, Restrictions and Easements for Kolbe Farms, recorded in the Map Records of Harris County, Texas, under Clerk's File No. 20150122261 (the "Declaration"), along with any amendments and supplements thereto; and

WHEREAS, Section 204.010 of the Texas Property Code authorizes the Association to regulate the use of the Subdivision and as owner of the common areas is entitled to regulate their use and establish rules and regulations governing the use of the Common Area; and

WHEREAS, Article VII, Section 7.03 of the Declaration authorizes the Association to establish rules and regulations governing the parking of vehicles within a garage, or upon a private driveway or upon any street or Shared Drive within the Subdivision to the extent deemed appropriate; and

WHEREAS, Article X, Section 10.02.5 of the Declaration authorizes the Association to establish rules and regulations imposing fines for violations of the restrictive covenants found within the Declaration; and

WHEREAS, to promote safe and efficient use of the common areas and maintain a neat and attractive appearance within the Subdivision, and for the convenience of all residents of the Subdivision, the Association desires to adopt rules, regulations and procedures for the violation thereof, relating to parking and storing vehicles on Common Area and for the towing of the same;

WHEREAS, this Dedicatory Instrument represents Restrictive Covenants as those terms are defined by Texas Property Code §202.001, et. seq, and the Association shall have and may exercise discretionary authority with respect to these Restrictive Covenants;

NOW THEREFORE, pursuant to the foregoing, and as evidenced by the Certification hereto, the Association, through its Board of Directors, hereby adopts, establishes, and imposes upon the Subdivision, and the residents thereof, the following Rules and Regulations:

- 1) Each Owner shall be responsible for assuring that Owner, their family, tenant(s), occupants(s), guest(s) and invitee(s) comply with the provisions of these Rules and Regulations. These Rules and Regulations apply to any vehicle, whether owned or operated by an Owner, or their family tenant(s), occupants(s), guest(s) and invitee(s).

- 2) Vehicle parking shall be limited to the garage of each individual lot unless the lot has a private driveway of sufficient size that one or more occupant vehicles can be parked wholly within the private driveway without extending into or across any part of the sidewalk, street or shared drive.
- 3) Except for Temporary Parking (as defined by Section 7.03.3 (e) of the Declaration), there shall be no parking of any vehicle or equipment of any kind at any location upon any shared drive, private street or private alley.
- 4) The Association shall contract with a tow company, properly insured against liability related to the towing, that has a telephone number answered 24 hours a day, and erect the appropriate lawful signage to enable immediate towing.
- 5) Violation of the foregoing, and violation of any provision of the Declaration regarding the parking and storing of vehicles and other items on the Association private streets and private alleys, shall result in the following:

**First Violation:** Notice of parking violation being placed on the non-compliant vehicle.

**Second Violation:** \$100.00 fine and a Notice of violation sticker being placed on the driver's side vehicle warning of the Association's intent fine the Owner an addition \$200.00 should the vehicle remain non-compliant with the Association's parking rules and regulations for a third violation.

**Third Violation:** \$200.00 fine and a Notice of violation sticker being placed on the driver's side vehicle warning of the Association's intent to tow the vehicle if the vehicle remains non-compliant with the Association's parking rules and regulations.

**Fourth Violation:** Towing of the vehicle and the issuance of a \$200.00 fine to the vehicle's owner.

- 6) The Association shall follow the provisions of the Texas Occupations Code, and any other law, related to towing, and shall provide proper notice under such provisions, and/or shall contract with a tow company and erect the appropriate lawful signage to enable immediate towing.
- 7) No Vehicle may be towed except at the direction of a member of the Board of Directors, or the Association's managing agent, or other person designated by the Board of Directors in writing.
- 8) Violations may be reported by owners to the Board of Directors, or the Association's managing agent, or other person designated by the Board of Directors in writing.

- 9) This Policy constitute a general practice, the Association reserves the right to provide additional notices, to delay towing, or institute other lawful action, for unique circumstances as determined in the sole discretion of the Board of Directors.

**CERTIFICATION**

“I, the undersigned, being a Director of the Association, hereby certify that the foregoing Policy was adopted by at least a majority of the Association Directors at an open meeting of the Directors at which a quorum of Directors was present.”

By: [Signature]

Print Name: ROSS WANG

Title: PRESIDENT

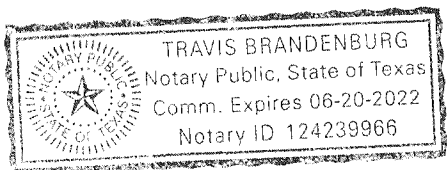
STATE OF TEXAS §

§

COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this 29 day of July, 2020, personally appeared the person whose name is subscribed to the foregoing instrument and acknowledged to me that they signed it with the authority and for the purposes expressed therein.

[Signature]  
Notary Public, State of Texas



RP-2020-342075

RP-2020-342075  
# Pages 5  
07/30/2020 12:43 PM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
CHRIS HOLLINS  
COUNTY CLERK  
Fees \$30.00

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.



COUNTY CLERK  
HARRIS COUNTY, TEXAS

RP-2020-342075