RAVENNA COMMUNITY ASSOCIATION, INC. <u>DECLARATION AMENDMENT REGARDING PARKING RESTRICTIONS</u>

STATE OF TEXAS
COUNTY OF HARRIS

WHEREAS, Ravenna Community Association, Inc. (hereinafter the "Association") is the governing entity for Ravenna, an addition in Harris County, Texas, under Clerk's File No. 20120445205 and Film Code No. 684292, along with the amending plats recorded under Clerk's File Nos. 20150166610 and 2015021829, along with any replats, supplements, and amendments thereto (hereinafter the "Subdivision"); and,

WHEREAS the Association is governed by the Declaration of Covenants, Conditions, Restrictions and Easements for Ravenna, recorded in the Real Property Records of Harris County, Texas, under Clerk's File No. 20140240694, along with any annexations, supplements, and amendments thereto (hereinafter the "Declaration"); and,

WHEREAS, pursuant to Section A9.01.1 of Exhibit "A" to the Declaration, during the Development Period, the Declarant has the sole and exclusive right, without joinder, vote, consent or any other approval of, and without notice of any kind to, the Association, the Board, the ACC, any Owner or any other Person to adopt, amend, modify, revise or repeal, from time to time and at any time, the Declaration; and,

WHEREAS, Article 7, Section 7.03.3 addresses parking and vehicle-related use restrictions applicable to the Subdivision; and,

WHEREAS, Declarant has determined that further clarification and elaboration are necessary regarding the parking and vehicle-related use restrictions applicable to the Subdivision; and,

WHEREAS this Dedicatory Instrument consists of Restrictive Covenants as 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 attached hereto, Declarant hereby amend the Declaration, as follows:

Article VII, Section 7.03.3(b)(1) of the Declaration, which previously read:

(1) NO LOT WITHIN THE SUBDIVISION WILL HAVE PRIVATE DRIVEWAYS OF SUFFICIENT SIZE TO PERMIT PARKING THEREIN OF ANY OCCUPANT VEHICLES. ACCORDINGLY AS TO EACH SUCH LOT (i) PARKING OF ANY OCCUPANT VEHICLE IS PROHIBITED ON ANY SUCH PRIVATE DRIVEWAY. AND (ii) PARKING AS TO THE LOT IS RESTRICTED TO THE GARAGE ONLY. AT SUCH 1 of 3 | Declaration Amendment

TIME WHEN TWO OCCUPANT VEHICLES ARE PARKED IN THE GARAGE AND NOT OTHERWISE. ONE ADDITIONAL OCCUPANT VEHICLE AS TO THAT LOT MAY BE PARKED IN A SHARED DRIVE AS PROVIDED IN SECTION 7.03.3(F). EXCEPT AS AFORESAID. ALL OTHER OCCUPANT VEHICLES AS TO EACH LOT MUST BE PARKED OUTSIDE OF THE SUBDIVISION.

is amended to read and now reads:

- (1) Not all Lots within the Subdivision will have private driveways of sufficient size to accommodate parking of Occupant Vehicles. Accordingly:
 - (i) Owners or Occupants of Lots without street frontage are not permitted any street parking for their vehicles. This includes courtyard Lots and Lots facing Common Areas (defined as the side of the dwelling with the primary entrance).
 - (ii) Owners or Occupants of Lots with private driveways sufficient in size for parking shall park or store all vehicles in said Lot's garage until the garage has reached its intended capacity, and then Owners or Occupants of said Lots may park one (1) or two (2) vehicles in the driveway, provided no adjacent street or right of way is obstructed.
 - (iii)Owners or Occupants of Lots with a two-car garage and no driveway: (1) are permitted to park a third vehicle on the street directly in front of said Lot (provided two (2) cars are already parked or stored in the garage); and (2) are prohibited from parking or storing a fourth vehicle within the Subdivision.
 - (iv)Owners or Occupants of Lots with a three-car garage and no driveway: (1) are permitted to park a fourth vehicle on the street directly in front of said Lot (provided three (3) cars are parked or stored in the garage); and (2) are prohibited from parking or storing a fifth vehicle within the Subdivision.
 - (v) Any Owner or Occupant vehicles that are not permitted to be parked or stored within the Subdivision pursuant to this provision must be stored outside of the Subdivision.

Article VII, Section 7.03.3(b)(3) of the Declaration, which previously read:

(3) EXCEPT FOR TEMPORARY PARKING AS HEREAFTER PERMITTED, NO OCCUPANT VEHICLE OF ANY KIND MAY BE PARKED OR STORED AT ANY TIME AT ANY LOCATION UPON ANY SHARED DRIVE (AS DEFINED IN SECTION 2.05). ACCORDINGLY, ANY OCCUPANT VEHICLE WHICH IS NOT PARKED, KEPT OR STORED WITHIN A GARAGE OR UPON THE PRIVATE DRIVEWAY APPURTENANT TO THE GARAGE AS ABOVE PROVIDED

MUST BE PARKED OR STORED OUTSIDE OF THE SUBDIVISION.

is amended to read and now reads:

EXCEPT AS PROVIDED BY SECTION 7.03(b)(1) and 7.03.3(e), (3) NO OCCUPANT VEHICLE OF ANY KIND MAY BE PARKED OR STORED AT ANY TIME AT ANY LOCATION UPON ANY PRIVATE STREET IN THE SUBDIVISION OR UPON SHARED DRIVE (AS DEFINED IN SECTION 2.05).

CERTIFICATION

"I, the undersigned, being the Declarant of Ravenna Community Association, Inc., hereby certify that the foregoing was enacted in accordance with the above-referenced Declaration provisions."

ACKNOWLEDGEMENT

STATE OF TEXAS

COUNTY OF HARRIS

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BEFORE ME, the undersigned authority, on this day personally appeared the person whose name is subscribed to the foregoing document and, being by me first duly sworn, declared that he is the person who signed the foregoing document in his representative capacity and that the statements contained therein are true and correct.

Given under my hand and seal of office this the 26th day of October

JESSICA LIZETH DELGADO Notary ID #132968635 My Commission Expires