

ROCK CREEK COMMUNITY ASSOCIATION, INC.

**RESOLUTION ADOPTING USE RULES REGARDING USE OF RECREATIONAL
VEHICLES**

The undersigned, being a duly authorized representative of ROCK CREEK COMMUNITY ASSOCIATION, INC., (the "Association"), a Texas Non-Profit Corporation, pursuant to Article 1396 of the Texas Non-Profit Corporation Act, adopt the following resolution at a duly called board meeting:

WHEREAS, the Association, through its Board of Directors, has the authority to regulate the use, maintenance, repair, replacement, modification, and appearance of the Rock Creek Subdivision; and

WHEREAS, Section 22.202(b) of the Texas Business Organization Code provides that "[a] corporation is considered to have vested the management of the corporation's affairs in the board of directors of the corporation in the absence of a provision to the contrary in the certificate of formation"; and

WHEREAS, the Declaration of Covenants, Conditions, and Restrictions for Rock Creek permits the Board of Directors to adopt rules from time to time concerning the management and administration of the Subdivision; and

WHEREAS, it is the desire of the Board of Directors to adopt Rules Regarding Use of Recreational Vehicles in the Rock Creek Subdivision.

NOW THEREFORE, BE IT RESOLVED THAT in consideration of the above factors and others, the Rock Creek Community Association, Inc., acting through the Board of Directors, hereby adopts the following Rules Regarding Use of Recreational Vehicles in the Rock Creek Subdivision:

- 1.) "Recreation Vehicles" include, but are not limited to, include all-terrain vehicles (ATVs), golf carts, mopeds and similar powered vehicles. Unlicensed motorized vehicles do not include wheelchairs and child ride-on toys.
- 2.) A speed limit of 30 mph is strictly enforced in the Rock Creek Subdivision. The speed limit applies to all Recreational Vehicles.
- 3.) The running of stop signs is prohibited. All rules of the road must be followed.
- 4.) Traffic, both moving and parked, is confined to paved roads and drives in the Subdivision.
- 5.) Recreational Vehicles must at all times give right of way to pedestrians and bicycles. As Recreational Vehicles approach pedestrians and bicycles, Recreational Vehicles shall slow and pass with caution.
- 6.) Recreational Vehicles shall not be parked on any street so as to interfere with emergency vehicles or another owner's use of their property.
- 7.) All Recreational Vehicles must be operated by properly licensed drivers with a valid Texas driver's license. Individuals age 15 or older without a Texas driver's license may operate an ATV with the Texas ATV certification for Public Lands. Individuals age 14

or less may operate Recreational Vehicles with direct parental supervision in the front seat of the vehicle.

- 8.) Recreational Vehicles may be operated between 6:00 a.m. and 10:00 p.m. each day.
- 9.) All owners, residents and guests in possession of a Recreational Vehicle shall not cause or permit any noise emanating from the vehicle which is plainly audible at a distance of fifty (50) feet from the motor vehicle. The lawful use of a horn shall not be a violation of this section.
- 10.) Recreational Vehicles are prohibited to be used on sidewalks, common green spaces, areas around detention ponds and lakes, landscaped reserves and common areas. Any individual violating this section will be a trespasser and in violation of these Rules, and thereby subject to a fine as set forth.
- 11.) Any use of Recreational Vehicles which threaten the safety and well-being of others, or otherwise infringes upon the rights of others, will not be tolerated and will constitute a violation of these Rules.
- 12.) Golf Cart appearance: each Golf Cart must have the following equipment in place: (a) headlamps; (b) taillamps; (c) reflectors; (d) parking brake; and (e) mirrors.
- 13.) Operators and owners of Recreational Vehicles, by use of the same, shall release and hold harmless the Association from liability for loss or damages and for any resulting loss or consequential loss sustained by use or misuse of such Recreational Vehicles. This includes, but is not limited to, damage to a lot, common area, or reserve, bodily injury, death, loss of income, etc.

An operator that violates the Rules above will be subject to a fine up to \$500.00 per documented occurrence. An Owner will also bear the cost of any legal fees and costs associated with obtaining compliance with the Rules. As a reminder, Owners are solely responsible for the conduct and actions of their residents, guests, and children. If a resident, guest, or child violates these Rules, the Owner will be held responsible for the fine.

Operators of Recreational Vehicles who utilize the Black Elementary Hiker/Biker Path are expected to follow all recommendations below:

- 1.) The Hiker/Biker path is intended for children who are walking or riding bikes to the school, not for vehicle drop off or pick up.
- 2.) If an operator intends to park nearby and walk a child to school, the Recreational Vehicle must be parked on one side of Campwood Lane; a Recreational Vehicle should not enter Pedernales Valley Drive or Nathan Ridge.
- 3.) No Recreational Vehicle may block a driveway.
- 4.) All Recreational Vehicles should remain parked until the flow of students on foot or bikes has ended.
- 5.) Note, per the law, vehicles cannot park within 30 feet of a stop sign or 20 feet of a crosswalk. All vehicles, including Recreational Vehicles, must park in the correct direction with the right rear wheel within 10 inches of the curb.

ADOPTED this 27th day of January, 2021 by a majority of the Board of Directors of the Association.

ROCK CREEK COMMUNITY ASSOCIATION, INC.

By: *Maryetta Taylor Wood*
Maryetta Taylor Wood, President

THE STATE OF TEXAS

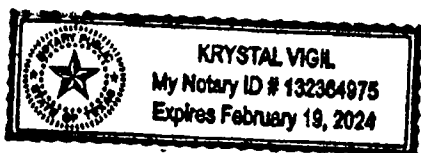
COUNTY OF HARRIS

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ACKNOWLEDGMENT

This instrument was acknowledged before me on the 27th day of January, 2021 by Maryetta Taylor Wood, President of ROCK CREEK COMMUNITY ASSOCIATION, INC.

Krystal Vigil
Notary Public in and for the State of Texas



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Pages 4
02/05/2021 10:59 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
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.



Teneshia Hudspeth
COUNTY CLERK
HARRIS COUNTY, TEXAS

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