

STATEMENT OF TOWING POLICY

WHEREAS, the San Pedro North Mobile Home Park Association's Board of Directors has concluded that action is required of the Board of Directors to protect and preserve the property values in the Subdivision, to provide for the greater use and enjoyment of the Lots within the Subdivision, and minimize the risks of accidents and inconvenience to Association residents and their guests caused by improper and/or imprudent parking of vehicles in the Subdivision, on Lots and the Common Areas;

NOW THEREFORE, the Board of Directors of the Association does hereby adopt the following Towing Policy, wherein henceforth:

1. No vehicle (except for those used for the maintenance, repair and upkeep of the Common Areas) shall be placed or located on any portion of the Common Area, except for paved private streets and paved parking areas.
 - a. **Each lot is assigned 2 (two) parking spaces** and may not be located side by side or in front of your lot. Each vehicle parked in these assigned spaces must be running and have current registration stickers. Inoperable motor vehicles can be considered junk vehicles. There will be no parking behind other cars, parking on the grass or at the curb overnight. If more spaces are temporarily needed, please use the Club House area.
Permission must be granted at the office for more than one night of parking at the Club House area.
 - b. **No vehicles are to be parked on the street from midnight until 6:00AM as they will be towed without notice by the towing company used by the Homeowners Association.** Vehicles on the street must not block the roadway in such a manner that emergency vehicles cannot pass freely (according to City Ordinance and must not block access to your neighbor's parking space.)
2. No vehicle (except for those used for maintenance, repair and upkeep of the Common Areas) shall be placed or located on any portion of the private streets designated by Board of Directors as a "NO PARKING FIRE LANE" area (being designated by painting the curbs red).
3. No vehicle, other than vehicles actively engaged in delivery or pick-up of persons or property, may park on the paved private streets or parking areas within the Subdivision. (Apply to ACC for exception.)
4. No inoperable vehicle shall be parked at any time on Common Area, including the paved private streets and parking areas, or in public view on any Lot. A vehicle shall be considered to be inoperable if it does not display current, officially-issued safety inspection and vehicle registration tags, and/or if it has one or more flat tires and/or one or more windows missing glass.
5. No truck, bus, boat, boat trailer, camper or any other vehicle other than a conventional automobile or pick-up truck shall be parked or stored on any part of the Common Area, including the paved private streets, nor shall they be parked on any lot within view from any other lot or Common Area. (Apply to ACC for exception.)

6. No vehicle may be parked on any Lot or on any area that is not paved, concreted or pavers installed.
7. Vehicles parked on Common Areas in violation of these regulations shall be subject to towing and storage at the expense of the violating party.
8. The Association shall contract with a private towing company to post proper signs and tow vehicles, in compliance with this Policy.
9. The Board shall advise property owners in writing of the towing policy at least thirty days prior to implementation.
10. The Board shall implement and manage the towing policy in conjunction with the towing company to include the following.
 - a. The towing policy will be in effect twenty-four hours daily.
 - b. The Board shall designate "NO PARKING FIRE LANE" area within the Common Area and cause the curbing adjacent to such areas to be painted red.
 - c. Signage will be posted in accordance with towing company policy and Chapter 2308 Texas Occupation Code.
 - d. Provisions can be made by the Board, upon request, to accommodate Lot Owners and lessees who have a reasonable need to temporarily park vehicles contrary to the terms of this Resolution.
11. Any vehicle parked on any Lot in violation of this Resolution shall subject the Owner of such Lot to be towed at owner's expense.

Thus adopted by the Board of Directors at a duly-called meeting, as certified by the signatures below of the President and Secretary of the Association.

Signed this ____ day of _____, 2017

San Pedro North Mobile Home Park Association, Inc.
A Texas Non-Profit Corporation

By: _____
President

By: _____
Secretary

STATE OF TEXAS
COUNTY OF BEXAR

I do hereby certify that the foregoing instrument was acknowledged before me, the
Undersigned Notary, by _____, President of San Pedro North Mobile
Home Park Association, Inc. on the date of execution set forth above.

Notary Public, State of Texas

STATE OF TEXAS
COUNTY OF BEXAR

I do hereby certify that the foregoing instrument was acknowledged before me, the
Undersigned Notary, by _____, Secretary of San Pedro North Mobile
Home Park Association, Inc. on the date of execution set forth above.

Notary Public, State of Texas

AFTER RECORDING RETURN TO:

San Pedro North Mobile Home Park Association, Inc.
c/o Christopher J. Weber, LLC
9150 Dietz-Elkhorn Road
Fair Oaks Ranch, Texas 78015-4904