



PARKING POLICY
for
LAKEs OF SAVANNAH SOUTH COMMUNITY ASSOCIATION, INC.

STATE OF TEXAS §

§

COUNTY OF BRAZORIA §

I, Dennis Belline, Secretary of Lakes of Savannah South Community Association, Inc. ("Association"), certify that at a meeting of the Board of Directors of the Association ("Board") duly noticed, and held on the 20 day of March, 2025, with at least a quorum of the Board members being present and remaining throughout, and being duly authorized to transact business, the following Parking Policy ("Policy") was approved by not less than a majority of the Board members in attendance.

RECITALS:

WHEREAS, the property encumbered by this Parking Policy is that property restricted by the "Declaration of Covenants, Conditions and Restrictions for Savannah Trace Section One" recorded in the Official Public Records of Real Property of Brazoria County, Texas, under Clerk's File No. 01 057355, as same has been or may be amended and/or supplemented from time to time ("Declaration"), and any other property which has been or may be subsequently annexed thereto and made subject to the authority of the Association;

WHEREAS, Article VI, Section 4 of the Declaration grants the Board the authority to adopt, publish and enforce rules and regulations, including rules and regulations restricting street and driveway parking;

WHEREAS, Article XI, Section 1, of the Declaration grants the Association the authority to assess fines against an Owner for violations of the Declaration and Rules and Regulations;

WHEREAS, Article XI, Section 1, of the Declaration grants the Association the right to enforce all covenants, conditions and restrictions;

WHEREAS, reference is hereby made to the Declaration for all purposes, and all capitalized terms used herein shall have the meanings set forth in the Declaration, unless otherwise specified in this Policy; and

WHEREAS, pursuant to the dedicatory instruments governing the Lakes of Savannah South ("Subdivision"), the Board hereby adopts this Policy for the purposes of enhancing traffic flow and establishing uniform rules for the parking of vehicles in the Subdivision(s) and jurisdiction of Lakes of Savannah South Community Association, Inc. , and for the enforcement actions of vehicles in violation of the dedicatory instruments of the Subdivision(s).

NOW, THEREFORE, BE IT RESOLVED THAT the Board does hereby adopt this Policy, which shall run with the land and be binding on all Owners within the Subdivision(s). This Policy replaces and supersedes all prior policies relating to parking in their entirety.

I. PARKING

1.1 General Parking Rules. In addition to the parking rules within the Declaration, the following rules ("Parking Rules") apply to all vehicles parked in the Subdivision:

- (a) No vehicle shall be parked within fifteen (15) feet of a fire hydrant, unless such vehicle is across the street from the fire hydrant.
- (b) No vehicle shall be parked in a manner that obstructs access to or impairs ingress to or egress from a driveway.
- (c) No vehicle shall be parked in a manner that obstructs or impairs access to a mailbox or the delivery of mail by the U.S. Postal Service.
- (d) No vehicle shall be parked on the front or side lawn of a Lot within view of the public.
- (e) No vehicle may be parked in a driveway if any portion of the vehicle extends into the street or obstructs pedestrian use of a sidewalk. No vehicle may be parked in a driveway such that the vehicle is parallel to the garage door.
- (f) Storage of vehicles on a street or in areas designated as visitor parking or Common Area is prohibited.
- (g) The parking of any recreational vehicle, boat, trailer, all terrain vehicle, or commercial vehicle in public view is strictly prohibit except as provided for herein.
- (h) The active loading or unloading of a vehicle or trailer prohibited herein shall be allowed for a period not too exceed twenty-four hours.
- (i) No vehicle that transports dangerous, flammable, hazardous, corrosive, or explosive cargo may pass through or be kept in the Subdivision at any time.
- (j) Overnight parking of any vehicles in the street between the hours of 11:00 p.m. and 5:00 a.m. is prohibited. On-street parking during permitted hours is restricted to approved deliveries, pick-up or short-term guests and short-term invitees. Owners, residents, guests and invitees may park vehicles in the street during permitted hours along the curb edge in front of the Owner's Lot for a period not exceeding eight (8) hours in any twenty-four (24) hour period.

1.2 Fines. A fine may be levied by the Board for any violation of this Policy pursuant to the fining process/procedure set forth in the Association's fine policy.

II. MISCELLANEOUS

3.1 Violations of this Policy will be considered a violation of the dedicatory instruments governing the Association, but may be enforced only by the Association, acting through the Board. The Board may enforce this Policy in accordance with the remedies contained herein; however, these remedies shall not be exclusive. The Association shall also have all other remedies available at law or in equity. Failure to enforce any violation of this Policy by the Board shall not constitute waiver of the right to enforce any future violations.

[Signature Page Follows]

CERTIFICATION

I hereby certify that I am the duly elected, qualified and acting Secretary of the Association and that the foregoing Parking and Towing Policy was approved on the 20 day of March, 2025, by a majority of the Board of Directors at a meeting of the Board of Directors at which a quorum was present.

IN WITNESS WHEREOF, I have hereunto subscribed my name this the 22 day of March, 2025.

LAKES OF SAVANNAH SOUTH COMMUNITY
ASSOCIATION, INC.

By: [Signature]

Printed Name: Dennis Belline

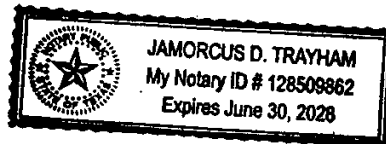
Its: Secretary

STATE OF TEXAS §
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COUNTY OF Brazoria §

BEFORE ME, on this day personally appeared Dennis Belline, the Secretary of Lakes of Savannah South Community Association, Inc., known by me to be the person whose name is subscribed to this instrument, and acknowledged to me that s/he executed the same for the purposes herein expressed, in the capacity herein stated, and as the act and deed of said corporation.

Given under my hand and seal of office, this 22nd day of March, 2025.

[Signature]
Notary Public - State of Texas

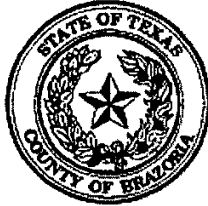


FILED and RECORDED

Instrument Number: 2025014002

Filing and Recording Date: 03/28/2025 01:34:27 PM Pages: 5 Recording Fee: \$37.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Brazoria County, Texas.



A handwritten signature in black ink, appearing to read "Joyce Hudman".

Joyce Hudman, County Clerk
Brazoria County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

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ccclerk-kara