

PARK LAKES PROPERTY OWNERS ASSOCIATION, INC.

RULES AND REGULATIONS & TOWING POLICY

for

.2022 ACRE TRACT OF LAND LOCATED IN RESERVE B, PARK LAKES COMMERCIAL
RESERVE, SECTION FOUR

STATE OF TEXAS §

§

COUNTY OF HARRIS §

I, Kennetha Smith Tolbert, Secretary of Park Lakes Property Owners Association, Inc., do hereby certify that in the open session of a properly noticed meeting of the Board of Directors ("Board") of the Association, duly called and held on the 24th 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 Bridge Property Rules and Regulations & Towing Policy was duly approved by at least a majority vote of the members of the Board present at the meeting.

BRIDGE PROPERTY RULES AND REGULATIONS & TOWING POLICY

Recitals

1. The Park Lakes Property Owners Association, Inc. ("Association") is the owner of a .2022 acre tract of land located in Reserve B, Park Lakes Commercial Reserve, Section Four (4) (the "Bridge Property") per the Special Warranty Deed filed in the Official Public Records of Real Property of Harris County, Texas, at Clerk's File No. RP-2023-390085.
2. The Association's Board of Directors ("Board") desires to standardize the rules, policies, and procedures related to the Bridge Property (as defined below) through the adoption of these Bridge Property Rules and Regulations & Towing Policy.
3. The Board hereby adopts the following Bridge Property Rules and Regulations & Towing Policy for the Bridge Property.

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**BRIDGE PROPERTY
RULES AND REGULATIONS & TOWING POLICY**

I. Definitions

The capitalized terms used in these Bridge Property Rules and Regulations & Towing Policy (the "Bridge Property Rules") shall have the same definitions as set forth in the Declaration of Covenants, Conditions and Restrictions for Canyon Gate at Park Lakes ("Declaration") filed in the Official Public Records of Real Property of Harris County, Texas, at Clerk's File No. RP-2021-52455 unless otherwise defined below.

"Bridge Property" shall be defined as .2022 acre tract of land located in Reserve B, Park Lakes Commercial Reserve, Section Four (4) conveyed to Park Lakes Property Owners Association, Inc. ("Association") in the Special Warranty Deed filed in the Official Public Records of Real Property of Harris County, Texas, at Clerk's File No. RP-2023-390085.

II. Bridge Property Rules & Regulations

- 2.1 Each Owner is responsible for assuring that the Owner and the Owner's tenant(s), occupant(s), guest(s) and invitees comply with the provisions of these Bridge Property Rules. In the event that an Owner, Resident, tenant, occupant, guest or invitee of an Owner violates any of the provisions of these Bridge Property Rules, the Board shall have the authority to impose a fine upon the Owner.
- 2.2 Parking on the Bridge Property for any amount of time is prohibited. There shall be no vehicle, machinery, or equipment of any type, motorized or non-motorized, parked, kept, or stored on the Bridge Property at any time, day or night.
- 2.3 No personal property shall be placed, kept, or stored on the Bridge Property for any amount of time. The Board shall have the authority to remove any personal property placed, kept, or stored on the Bridge Property with no notice to the person or entity that placed the personal property on the Bridge Property.
- 2.4 Notwithstanding any language to the contrary herein, the Association, acting through the Board may allow vehicles, equipment, or machinery to be parked, kept, or stored on the Bridge Property that are related to: (a) Harris County Municipal Utility District No. 400's repair and maintenance of MUD 400 owned and operated detention and/or drainage facilities; and/or (b) Board approved Association business and/or projects.
- 2.5 The Association's Board of Directors ("Board"), in its sole and absolute discretion, may grant temporary written variances from the provisions of this Section II as it deems appropriate and necessary or as required by law. The Board may require vehicles for which a temporary variance is granted to prominently display an Association issued card or document in or on the vehicle to confirm the issuance of the temporary variance. All variances contemplated by this provision must be in writing. An oral variance shall not be effective under any circumstance.

- 2.6 The Board or its designated representative may cause any vehicle, machinery, equipment which is parked, kept, or stored on the Bridge Property: (a) to be towed from the Bridge Property at the sole cost and expense of the person owning such vehicle (whether or not such person is an Owner); or (b) to be otherwise removed from the Bridge Property.

III. Enforcement and Fines

- 3.1 Towing. Parking, storing, or keeping a vehicle for any amount of time on the Bridge Property in violation of these Bridge Property Rules may result in the offending vehicle being towed at the owner/operator's expense.
- 3.2 Fines. In addition to any other remedy authorized by these Bridge Property Rules, the Association may levy fines for a violation of these Bridge Property Rules. Before a fine is levied, the Association shall give the notice required by law and/or the Declaration, if any.
- 3.3 Lawsuit. In addition to towing and/or fining as provided above, the Association may file a lawsuit against any party that violates these Bridge Property Rules seeking all legal remedies available to the Association. A lawsuit is a remedy in addition to, not in lieu of, towing and/or imposing a fine.
- IV. These Bridge Property Rules replace and supersede any previous rules and/or regulations, if any, adopted by the Association that were applicable to the Bridge Property.

I hereby certify that I am the duly elected, qualified and acting Secretary of the Association and that the foregoing Bridge Property Rules were approved as set forth above and now appears in the books and records of the Association.

PARK LAKES PROPERTY OWNERS ASSOCIATION, INC.

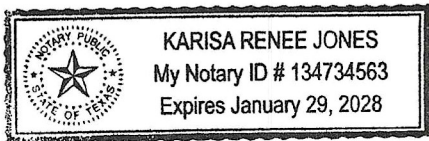
By: Kenneth Smith-Albert
Its: Secretary

Printed: Kenneth Smith-Albert

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THE STATE OF TEXAS §
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COUNTY OF HARRIS §

BEFORE ME, the undersigned notary public, on this 24 day of March,
2025 personally appeared Kennetha Micho Smith-Tolbert, as Secretary of Park
Lakes Property Owners Association, Inc., known to me to be the person whose name is
subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same
for the purpose and in the capacity therein expressed.



Karisa Renee Jones
Notary Public in and for the State of Texas