

**AMENDED AND RESTATED PARKING RULES**  
*for*  
**PARK LAKES PROPERTY OWNERS ASSOCIATION, INC.**

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STATE OF TEXAS           §  
  §  
COUNTY OF HARRIS       §

I, Kennetha Small-Tillett Secretary of Park Lakes Property Owners Association, Inc. ("Association"), do hereby certify that in the open session of a properly noticed meeting of the Board of Directors of the Association, duly called and held on the 17<sup>th</sup> 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 Amended and Restated Parking Rules were duly approved by at least a majority vote of the members of the Board present at the meeting.

**AMENDED AND RESTATED PARKING RULES**

**I. Introduction**

The Park Lakes Property Owners Association, Inc. ("Association") is the owner of the private streets and Reserves located within the subdivisions under the jurisdiction of the Association.

Article III, Section 21(b) of the Amended and Restated Bylaws of Park Lakes Property Owners Association, Inc., as amended or supplemented (the "Bylaws"), which are recorded in the Official Public Records of Real Property of Harris County, Texas states in pertinent part as follows:

The Board of Directors has the authority . . . to do the following . . . : b. Provide for the operation, care, upkeep, and maintenance of all of the Common Area including establishing rules and regulations governing the use of the Common Area and establishing fines and/or penalties for the infraction thereof including, but not limited to, suspending a Member's right (or a tenant's right) to use the Common Area to the extent allowed by law.

Section 204.010(a)(6) of the Texas Property Code states that the Association, acting through the Board, may regulate the use and appearance of the subdivision.

The Board desires to standardize the policies and procedures related to parking and towing on property owned by the Association (i.e., the "Common Area") through the adoption of this Parking Rules and Regulations & Towing Policy.

In accordance with its authority to do so, the Association adopts the following Amended and Restated Parking Rules that are in addition to the parking requirements and prohibitions recited in Article III, Section 3.4 of the Declaration of Covenants, Conditions and Restrictions for Canyon Gate at Park Lakes and Canyon Village at Park Lakes filed in the Official Public Records of Real Property of Harris County, Texas at Clerk's File No. RP-2021-524555, as amended or supplemented, if any.

## **II. Definitions**

The capitalized terms used in these Amended and Restated Parking Rules shall have the same definitions as set forth in the Declaration unless otherwise defined below. Some of the terms defined below are also defined in the Declaration and are also included here for ease in the review and interpretation of these Amended and Restated Parking Rules.

- 2.1 Association – shall mean and refer to Park Lakes Property Owners Association, Inc., a Texas non-profit corporation, its successors and assigns.
- 2.2 Board of Directors – shall mean the duly appointed or elected board of directors of the Association.
- 2.3 Daylight Hours – shall mean the hours of a day between sunrise and sunset.
- 2.4 Declaration – shall mean the following:

The "Declaration of Covenants, Conditions and Restrictions for Canyon Village at Park Lakes" attached as Exhibit A to the "Fifteenth Amendment to Declaration of Covenants, Conditions and Restrictions for Canyon Gate at Park Lakes and Canyon Village at Park Lakes" recorded in the Official Public Records of Real Property of Harris County under File No. RP-2021-524555, as amended and supplemented, if any.
- 2.5 Owner – shall mean and refer to the record owner, whether one or more persons or entities, of a fee simple title to any Lot or parcel of land which is a part of the Property, including executory contract sellers, but excluding those having such interest merely as security for the performance of an obligation.
- 2.6 Permitted Vehicle(s) – shall mean (a) the vehicle does not exceed eight feet (8') in height, seven feet six inches (7'6") in width, and twenty-one feet (21') in length; (b) is in good operating condition (with fully inflated tires); and (c) has current license plates and inspection stickers.
- 2.7 Property – shall mean all subdivisions identified in Article I, Section 1.16 of the Declaration.

- 2.8 Resident – shall mean and refer to (i) each Owner residing in his/her Residence; (ii) each person residing in a Residence who is a tenant of the Owner of such Residence; and (iii) each person domiciled in a Residence other than an Owner or tenant.
- 2.9 Resident Permitted Vehicle – shall mean a Permitted Vehicle owned, operated, or in the possession, custody or control of a Resident.
- 2.10 Street(s) – shall mean the private streets in the Property.

### **III. Parking Rules**

- 3.1 Except as provided in Section 3.4, Resident Permitted Vehicle(s) must be parked within the Resident's garage or on the driveway of Resident's Lot.
- 3.2 A Permitted Vehicle owned or operated by a Resident of a Lot must be parked either in the garage or on the driveway of the Resident's Lot. A Permitted Vehicle may be parked in a Street during DAYLIGHT HOURS when (and ONLY when) it is not possible to park the Permitted Vehicle on the driveway of the Lot; a Permitted Vehicle owned or operated by a Resident is not permitted to be parked in a Street at any other time. As used herein "Daylight Hours" means the period of a day between sunrise and sunset.
- 3.3 A guest of a Residents is permitted to park a Permitted Vehicle in the Street when (and ONLY when) it is not possible to park the Permitted Vehicle on the driveway of the Resident's Lot. Otherwise, a guest of a Resident must park the Permitted Vehicles in the driveway of the Lot of the Resident the guest is visiting. This provision does not apply to periodic service providers that are providing a service to a Resident's Lot (e.g. construction workers, landscapers, plumbers, etc.), but does apply to caregivers or domestic help that provide services to the Resident on a routine basis.
- 3.4 A Prohibited Commercial Vehicle (as defined herein) shall not be parked, kept, or stored on a Street for any amount of time. For the purposes of these Amended and Restated Parking Rules, a "Prohibited Commercial Vehicle" is defined to include, but is not limited to, all of the following:
- a. A vehicle larger than a Class-3 truck with maximum Gross Vehicle Weight Rating exceeding 14,000 pounds according to US-DOT; or
  - b. A vehicle registered as or insured as a commercial vehicle with the State of Texas or other governmental entity; or
  - c. A vehicle which requires operation by a person with a commercial operator's license; or
  - d. A vehicle used for or designed or adapted for use for the transportation



of goods, equipment, or passengers for payment; or

- e. Chassis cab conversions, cutaway van conversions, flatbed trucks, walk-in vans (for example, UPS trucks or similar delivery vehicles), vehicles with reconfigured cargo areas, trucks with beds removed; or
- f. Buses, passenger vans, and stretch limousines; or
- g. A vehicle with signage or logos or letters or advertisements or phone number(s) or email addresses or other contact information displayed on the exterior of the vehicle. This provision includes magnetic signs displayed on the exterior of vehicles; or
- h. A vehicle with irregular or distinct coloring which, in the sole and absolute discretion of the Board of Directors, creates the appearance of a commercial vehicle; or
- i. Vehicles with externally mounted racks (including "headache racks" / "back racks" which are generally designed to keep shifting cargo from penetrating cab rear windows), frames, shelves, boxes, and other containers for the storage and transportation of tools, mounted specialized equipment, tanks, and materials (a single closable toolbox mounted at the front of a pickup truck bed is an exception); or
- j. A vehicle with installed equipment commonly used for a commercial or industrial function, such as, by way of example and not in limitation, tail lifts, loaders, hoists, winches, vises, pumps, and cherry-pickers; or
- k. A vehicle with commercial paraphernalia or equipment strapped or otherwise affixed to the exterior of the vehicle including, but not limited to, tools, ladders, storage containers, and building materials; or
- l. A vehicle with an excessive amount (as determined in the sole and absolute discretion of the Board of Directors) of commercial supplies which are in plain view including, but not limited to, building materials, paint buckets, tanks, cans, bags, pesticides, fertilizer, cabling, uncovered or unsecured tools, waste material, scrap, and debris; or
- m. A vehicle which transports or stores restricted articles, hazardous or dangerous products or goods; or
- n. A vehicle which transports or stores liquids, gases, or solids that are capable of harming people, property, or the environment; or
- o. A vehicle which transports or stores liquids, gases, or solids which are flammable, corrosive, explosive, or toxic.

- 3.5 The provisions of Sections 3.1, 3.2, 3.3, and 3.4 do not apply to: (a) Permitted Vehicles that are official law enforcement vehicles (e.g. city, county or state), clearly identified as such; (b) emergency vehicles providing services to a Lot, including but not limited to fire or emergency medical services; or (c) bona fide service providers that are providing a service to a Resident's Lot (e.g. construction workers, landscapers, plumbers, etc.). These provisions do apply to caregivers or domestic help that provide service(s) to the Resident.
- 3.6 The Board of Directors may grant variances to the provisions of this section III as it deems appropriate and necessary in its sole discretion. The Board may require a vehicle(s) that is granted a temporary variance to maintain a pass or other documentation prominently displayed in or on the vehicle so as to be easily identified.

#### **IV. Enforcement**

- 4.1 Towing. Any vehicle, boat, trailer, machinery, or equipment of any type parked on a Street or Common Area in violation of these Amended and Restated Parking Rules or the Declaration or may be towed or otherwise removed from the Street or Common Area (See Declaration Article III, Section 3.4).
- 4.2 Fines. The Association shall have the authority to levy fines against the Owner of the Lot for a violation of these Amended and Restated Parking Rules and/or the Declaration. Each Owner shall be responsible to ensure that the Resident's or guest of the Owner comply with these Amended and Restated Parking Rules and/or the Declaration. If these Amended and Restated Parking Rules and/or the terms and provisions of the Declaration are violated by a tenant or guest of an Owner, the Owner may be fined for such violation. The Association shall give the notice required by law prior to levying a fine for a violation of these Amended and Restated Parking Rules or the Declaration.
- 4.3 Lawsuit. In addition to towing and/or fining as authorized above, the Association may also file suit against the Owner/Resident violating these Amended and Restated Parking Rules and/or the Declaration.

#### **V. Miscellaneous**

- 5.1 These Amended and Restated Parking Rules replace and supersede any and all previous parking rules adopted by the Association including, but not limited to, the parking rules filed at Clerk's File Nos. 20110392102 and RP-2018-275249 in the Official Public Records of Real Property of Harris County, Texas.
- 5.2 If any term or provision of these Amended and Restated Parking Rules ("Rules") is found to violate any law, then these Rules will be interpreted to be as restrictive as possible to preserve as much of the intent of these Rules as allowed by law.

- 5.3 Notwithstanding any language to the contrary herein, these Amended and Restated Parking Rules do not apply to the Association owned .2022 acre tract of land located in Reserve B, Park Lakes Commercial Reserve, Section Four (4) (the "Bridge Property"). The parking rules for the Bridge Property are contained in a separate document.

I hereby certify that I am the duly elected, qualified and acting Secretary of the Park Lakes Property Owners Association, Inc. and that the foregoing Amended and Restated Parking Rules were approved by not less than a majority vote of the Board as set forth above and now appears in the books and records of the Association, to be effective upon recording in the Official Public Records of Real Property of Harris County, Texas.

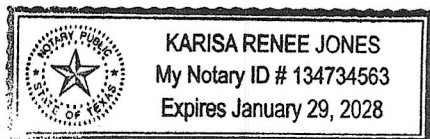
**PARK LAKES PROPERTY OWNERS ASSOCIATION**

By: Kennetha Michele Smith Tolbert  
Its: Secretary

Printed: Kennetha Smith - Tolbert

THE STATE OF TEXAS     §  
  §  
COUNTY OF HARRIS     §

BEFORE ME, the undersigned notary public, on this 24 day of March,  
2025, personally appeared Kennetha Michele 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 she executed the same for  
the purpose and in the capacity therein expressed.



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