

THE OAKS CONDOMINIUM ASSOCIATION PARKING RULES AND REGULATIONS

WHEREAS, paragraph 19(i) of the Declaration of Condominium for The Oaks of Woodlake, as amended, if any (the “Declaration”) filed in the Official Public Records of Real Property of Harris County, Texas at Clerk’s File No. F663483, states that: “Parking of vehicles in driveways and parking areas shall be subject to the rules and regulations of the Board applicable thereto;”

WHEREAS, the Board of Directors of the Association believes it is necessary to adopt rules and regulations regarding the parking of vehicles in driveways and parking areas within The Oaks of Woodlake;

NOW THEREFORE, BE IT RESOLVED, the following Parking Rules and Regulations (“Rules”) are hereby adopted by the Board of Directors (“Board”):

Per paragraph 8 of the Declaration, parking spaces within the Parcels shall be part of the Common Elements and may be allocated and re-allocated from time to time by the Association to the respective Unit Owners. All parking spaces shall be used by such Unit Owners in such manner and subject to such rules and regulations as the Board may prescribe. Each Unit Owner has the right to the use of one assigned reserved parking space. Notwithstanding the foregoing, each Owner of a four-bedroom Unit will have the right to use two reserved parking spaces. Parking spaces not assigned to Unit Owners shall be used in such a manner as the Board may prescribe.

Capitalized terms used in these Rules have the same meanings as that ascribed to them in the Declaration.

These Rules replace and supersede any previous vehicle parking policy, vehicle parking resolution and/or any parking rules and regulations previously adopted by the Association.

1. Residents must have a current Oaks of Woodlake parking sticker on their vehicles. Stickers are to be affixed and displayed on the left-hand side of the vehicle's front windshield approximately 6" above the vehicle's state registration sticker. Parking stickers will be distributed to residents by the Oaks of Woodlake management office. It is a violation of these Rules for a resident to display a parking sticker in any other location on the vehicle.
2. Guests may use the visitor parking spaces. Visitor parking spaces are identified as any parking space outlined by white pavement striping with no discernable markings indicating the space is reserved or assigned to a unit. Guests must obtain a visitor parking pass from the Oaks of Woodlake front gatehouse that is valid for 72 hours. If the guest is going to be parking on property for more than 72 hours, the guest must obtain a visitor pass every 72 hours. If a guest intends to park a vehicle on the property for longer than 72 hours, the guest must obtain a short-term parking pass from the Oaks of Woodlake management office. Guests possessing a short-term parking pass are not permitted to park on the Property for more than 14 days.

3. Vehicles parked in a reserved space without permission of the Owner/resident or in a visitor parking space without an Association issued parking pass may be towed without notice. Authorized or unauthorized vehicles that are parked: (a) in a manner that impedes the flow of traffic; (b) in a manner that blocks ingress or egress for other vehicles; or (c) across parking/street/driveway lines, may be towed from the Property without notice.
4. Vehicles blocking access to the garbage collection areas may be towed without notice.
5. Vehicles parked on the sidewalks or on a portion of the Property that is not specifically designed for parking may be towed from the Property without notice.
6. Inoperable vehicles are not permitted to be parked, placed, kept or stored on the Property. An “inoperable vehicle” shall be defined as any vehicle that: (a) is not in operating condition (including flat tires); or (b) does not have a current registration/inspection sticker; or (c) is not in daily use as a motor vehicle on the streets and highways of the State of Texas; or (d) has an expired temporary plate; or (e) is prohibited for any reason from being operated on the streets and highways of the State of Texas. Any vehicle that violates this provision may be towed from the Property without notice.
7. Any vehicle that exists in a condition that substantially interferes with the use and enjoyment of the Property by causing unreasonable noise, discomfort or annoyance to persons of ordinary sensibilities may not be parked, kept, or stored on the Property. This includes vehicles that have been modified as originally constructed in a manner that causes the vehicle to operate louder than as originally constructed. Any vehicle that violates this provision may be towed from the Property without notice.
8. Unless written authorization has been obtained from the Association, all vehicles entering the Property must be operable and possess either an Oaks of Woodlake parking sticker, a visitor parking pass registered with the front gatehouse personnel, or a short-term parking pass registered with the management office. The Association may not allow vehicular access to the Property to any vehicle that violates this provision.
9. Vehicles parked in an “Emergency Fire Zone” may be towed from the Property without notice. Emergency Fire Zones are identified by red painted curbs and/or red pavement striping.
10. Vehicles parked in a “No Parking Zone” may be towed from the Property without notice. No Parking Zones are identified by yellow painted curbs and/or yellow pavement striping.
11. Vehicle repair or maintenance is not permitted on the Property.
12. Vehicle washing is not permitted on the Property.
13. Motorcycles, mopeds, motorbikes, motor scooters or other similar motorized state-registered vehicles shall not be operated on the Property except for the purpose of transportation directly

from a parking space to a point outside the Property, or from a point outside the Property directly to a parking space.

14. Golf carts, go-carts and other similar motorized non-licensed vehicles shall not be operated on the Property except those utilized by Oaks of Woodlake personnel or as otherwise allowed by law.

15. Vehicles exceeding twenty-two (22) feet in length are not permitted to enter the Property and will not be issued an Oaks of Woodlake parking sticker, a visitor parking pass, or a short-term parking pass.

16. Boats, trailers and recreational vehicles are not permitted to enter the Property and will not be issued an Oaks of Woodlake parking sticker, a visitor parking pass, or a short-term parking pass.

17. Commercial vehicles operated by businesses providing repair or maintenance services on the Property may be permitted to enter the Property at the discretion of Oaks of Woodlake personnel. A commercial vehicle permitted entry to the Property may use a visitor parking space. Commercial vehicles may not park on the Property overnight.

18. Units with a percentage of interest in the Common Elements that is less than .18% (typically one bedroom units designated in the Declaration as Unit Types I - Red Oak, II - White Oak, III - Black Oak, IV - Pin Oak, V - Post Oak, VI - Water Oak, XII - Lacy Oak, and XIV - Silver Leaf) will be assigned a maximum of one reserved parking space and issued a maximum of two Oaks of Woodlake parking stickers. Units with a percentage of interest in the Common Elements greater than .18% and less than .27% (typically two and three bedroom units designated in the Declaration as Unit Types VII - Live Oak, VIII - Chestnut Oak, IX - British Oak, XI - Laurel Oak, and XIII - Texas Oak) will be assigned a maximum of one reserved parking space and issued a maximum of three parking stickers. Units with a percentage of interest in the Common Elements greater than .27% (typically four-bedroom units designated in the Declaration as Unit Types X - Willow Oak and XV - Large Willow Oak) will be assigned a maximum of two reserved parking spaces and issued a maximum of four parking stickers. The percentage of interest in the Common Elements for a Unit will be determined by reference to Exhibit B of the Declaration.

19. In the event of a violation of any term or provision of these Rules, and subject to any notice requirement imposed by law, the Association may levy an initial fine of up to \$100.00 and then additional fines of up to \$100.00 per week until the violation is corrected. Any fine levied under these Rules will be an assessment against the Unit that is secured by a continuing lien on the Unit (See Texas Property Code Sec. 82.113). The Board is authorized at its sole discretion to impose a lesser fine or no fine at all for a violation of these Rules. This fine schedule is in addition to, not in lieu of, any other remedy the Association may have to pursue a violation of these Rules and in no way estops the Association from pursuing any other legal remedy to enforce these Rules or the Association's dedicatory instruments.