

BOARD RESOLUTION OF
WESTFIELD VILLAGE COMMUNITY IMPROVEMENT ASSOCIATION, INC.
Regarding Adoption of
Commercial / Recreational Vehicle Policy

DATED: April 20, 2022.

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

I, Gaylene Wier the VP-Operations of WESTFIELD VILLAGE COMMUNITY IMPROVEMENT ASSOCIATION, INC. (hereinafter referred to as the "Association"), do hereby certify that at a regular meeting of the Board of Directors of the Association, which was held on the 20th day of April, 2022, with a quorum present and remaining throughout, and being duly authorized to transact business, the following resolution regarding the adoption of this Vehicle Policy to provide clarification and specificity regarding certain restrictions contained with the Covenants, Conditions & Restrictions of the subdivision.

WHEREAS, the Association is a Texas non-profit corporation governed by the Texas Property Code;

WHEREAS, Article VI, Section 4 of the Declaration of Covenants, Conditions and Restrictions for Westfield Village states:

Section 4. Bylaws. The Association may make whatever rules or bylaws it may choose to govern the organization, provided that same are not in conflict with the terms and provisions hereof.

WHEREAS, the following Vehicle Policy is hereby ratified for the purpose of filing in the Harris County Real Property Records;

THEREFORE, IT IS HEREBY RESOLVED that the Board of Directors of the Association unanimously adopts this formal resolution for the purpose of filing the following policy in the Harris County Real property records, which shall be used by the Association in enforcement of the Covenants, Conditions and Restrictions and all modifications, amendments, supplements and additions thereto:

Commercial Vehicles / Recreational Vehicles:

1.1 GENERAL PROVISIONS:

1.1.1 Commercial or Recreational vehicles may only park within the Association while loading, unloading or otherwise performing services for an owner and/or tenant, and must not be left un-attended. No Commercial or Recreational vehicle is permitted to block or hinder the ingress or egress of traffic through the Association.

1.1.2 "Commercial Vehicle" means any vehicle being used for any business, professional, commercial or manufacturing purpose, which shall include, without limitation:

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- Any vehicle displaying one or more commercial advertisements or signs;
- Any vehicle with built-in commercial equipment or attachments;
- Any vehicles with more than two axles;
- Any vehicle with six (6) or more wheels, with the only exception being a stock dually pick-up truck, owned by an individual without any additional commercial equipment or commercial logos, signs or displays;
- Any box vans other than individually owned passenger vans;
- Any vehicle displaying the internet site, email address, or the phone number of any business;
- Any flatbed trucks or trailers;
- Any vehicle with a Gross Vehicle Weight Rating over thirteen thousand pounds (13,000 lbs.); or
- Limousines, Wreckers, Taxi-cabs, busses, food trucks and off-duty ambulances.

1.1.3 "Recreational Vehicle" means any of the following:

- Boats, campers, trailers, RVs, watercraft, aircraft, four-wheelers, etc.

1.2 PARKING:

1.2.1 No commercial vehicle or recreational vehicle may be stored outside of a garage within the Association. No personal, operative passenger vehicles may be stored in the Lot's driveway. A vehicle is considered stored if it is not used or moved for more than forty-eight (48) hours.

1.2.2 Inoperative vehicles and/or vehicles without current registration and inspection are not to be stored in driveways or streets, and must be stored out of public view.

1.2.3 Street Parking: No more than one vehicle per lot may be parked on the street at any time. No vehicle may be parked on a street which shall impair the ingress or egress of cars from driveways. No vehicle may be parked on a street which will impair mail delivery. No car may be parked on a street for more than sixty (60) hours in a seventy-two (72) hour period. All vehicles parked in the street must be faced in the direction of traffic-flow.

1.3 COSTS AND EXPENSES FOR ENFORCEMENT:

1.3.1 Violations of these policies will result in the following action by the Association:

1 st Violation:	Warning Letter, no charge
2 nd Violation (within six (6) months):	Warning Letter, \$75.00 charge for certified letter
3 rd Violation: (within six (6) months):	Warning Letter, \$75.00 charge for certified letter
Subsequent Violation (within six (6) months):	Turnover to Attorney's office

1.3.2 Successive charges for additional letters may be imposed against a single owner or resident for the same type or for different violations as set forth in each violation notice. Such

charge(s) shall become immediately due and payable. The collection of such charges will be dealt with in the same manner as any past due debt to the Association. All charges, costs and expenses, including attorney's fees, incurred by or attributable to any such violation(s), shall be assessed or billed to the violating owner's and/or tenant's account.

IT IS, HEREBY, RESOLVED that the Board of Directors of the Association unanimously adopts this formal resolution for the purpose of adopting this Vehicle Policy for filing in the Real Property Records of Harris County, Texas.

Dated: 4-29-2022

Gaylene Wier
Secretary

STATE OF TEXAS

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ACKNOWLEDGMENT

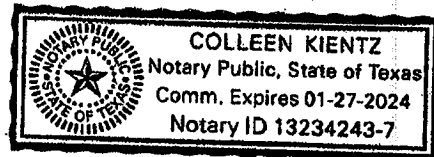
COUNTY OF HARRIS

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This instrument was acknowledged before me on the 29 day of April, 2022, by Gaylene Wier, as secretary of Westfield Village Community Improvement Association, Inc., on behalf of said corporation.

Colleen Kientz
Notary Public in and for the State of Texas



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Pages 3
05/02/2022 08:42 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$22.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically and any blackouts, additions or changes were present at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or use of the described real property because of color or race is invalid and unenforceable under federal law.

THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED in the Official Public Records of Real Property of Harris County, Texas.



Teneshia Hudspeth
COUNTY CLERK
HARRIS COUNTY, TEXAS

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