

BIRNAM WOOD-FAIRFAX HOMEOWNERS ASSOCIATION, INC.

VEHICLE AND PARKING REGULATION

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WHEREAS, Birnam Wood-Fairfax Homeowners Association, Inc. (the "Association") is authorized to administer the Association and provide for the health, safety and welfare of the members and property and specifically for the enforcement of the use restrictions as described in the Declaration of Covenants, Conditions and Restrictions for the areas in Birnam Wood, Fairfax and Spring Place within the jurisdiction of the Association and as filed in the Real Property Records of Harris County, Texas (the "Declaration"). All of the defined terms and provisions of the Declaration are specifically incorporated herein by reference for all purposes unless otherwise defined herein and this Vehicle and Parking Regulation shall apply equally to the real property described in and within the jurisdiction of the Declaration; and,

WHEREAS, Article VII., Section 14 of the Declaration states:

"No truck, bus or trailer shall be left parked in the street in front of any lot except for construction and repair and equipment while a house or houses are being built or repaired in the immediate vicinity, and no truck, bus, boat or trailer shall be parked on the driveway or any portion of the lot exposed to public view."

The Board of Directors is charged with the responsibility to administer the parking and storage of vehicles within the community as authorized herein. The Declaration further provides that it is the intention that all cars and other automobiles shall be parked either in the garage or driveway of the Owner or a structure approved by the Architectural Review Committee and in furtherance thereof:

NOW THEREFORE, BE IT RESOLVED THAT: the following Vehicle and Parking Regulation is hereby adopted by a motion, second of the motion and approval by unanimous consent by the members of the Board of Directors. The meeting was convened and duly held on May 14, 2015:

No motor vehicles or non-motorized vehicle, boat, trailer, marine craft, recreational vehicle, camper rig off of truck, hovercraft, aircraft, machinery, or equipment of any kind may be parked or stored on any part of any Lot, easement, or right-of-way, unless such vehicle or object is completely concealed from public view inside a garage or enclosure approved by the Architectural Review Committee. Passenger automobiles, passenger vans, motorcycles, or non-commercial pick-up trucks that; (a) are in operating condition; (b) have current license plates and inspection stickers; (c) are in daily use as motor vehicles on the streets and highways of the State of Texas; and (d) which do not exceed seven feet six inches (7'6") in height, or eight feet (8') in width, or twenty-four feet (24') in length or have more than six (6) wheels, may be parked in the driveway on the Lot; however, no vehicle shall be parked so as to obstruct or block a sidewalk, if any, and no vehicle shall be parked upon any portion of the grassed areas or yard. Furthermore, no other trucks, or commercial vans shall be permitted to be parked on the driveway or anywhere on a Lot or in the street in front of or the side of a Lot. No Lot shall be used as a meeting point for a van pool, car pool or other shared ride arrangement if such arrangements result in any of the participants leaving personal vehicles parked within Subdivision streets or vanpool or car pool vehicles or commercial vehicles or trucks being parked on Subdivision streets overnight. This regulation shall not apply to any vehicle, machinery, or equipment temporarily parked and in use for the construction, repair or maintenance of a house or houses in the immediate vicinity.

This Vehicle and Parking Regulation is adopted and is to become immediately effective and operational upon its adoption by a majority of the Board of Directors and after recording in the Real Property Records of Harris County, Texas.

ADOPTED this 14 day of May, 2015.

BIRNAM WOOD-FAIRFAX
HOMEOWNERS ASSOCIATION, INC.

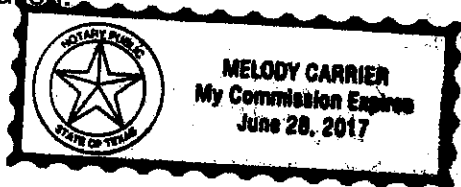
By: [Signature]
DONALD E. ORAHOOD, PRESIDENT

THE STATE OF TEXAS

COUNTY OF HARRIS

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X
X

THIS INSTRUMENT was acknowledged before me on this the 14th day of May, 2015 by the said DONALD E. ORAHOOD, PRESIDENT of BIRNAM WOOD-FAIRFAX HOMEOWNERS ASSOCIATION, INC., a Texas non-profit corporation, on behalf of said corporation.



[Signature]
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

After Recording Return to:

O'Neal Law Firm
12337 Jones Road, Suite 300
Houston, Texas 77070

FILED

2015 MAY 18 AM 9:32

Stan Stuart
COUNTY CLERK
HARRIS COUNTY, TEXAS

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 herein by me, and was duly RECORDED, in the Official Public Records of Real Property of Harris
County, Texas

MAY 18 2015



Stan Stuart
COUNTY CLERK
HARRIS COUNTY, TEXAS