

**CAMPBELL COURT HOMEOWNERS ASSOCIATION, INC.
RESOLUTION ADOPTING PARKING POLICY**

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

The undersigned, being a duly authorized representative of Campbell Court Homeowners Association, Inc. (the "Association"), a Texas Non-Profit Corporation, pursuant to Article 1396 of the Texas Non-Profit Corporation Act, adopt the following resolution at a duly called board meeting:

WHEREAS, the Board of Directors (the "Board") of Campbell Court Homeowners Association, Inc., a Texas non-profit corporation (the "Association") is the governing entity for the Campbell Court Subdivision (the "Subdivision") and is charged with the responsibility of enforcing the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Campbell Court dated August 6, 2007, and recorded in the Real Property Records of Harris County, Texas, under Clerk's File No. 20070490375 (the "Declaration"); and

WHEREAS, the Association, through its Board of Directors, has the authority to regulate the use, maintenance, repair, replacement, modification, and appearance of the Subdivision; and

WHEREAS, Section 22.202(b) of the Texas Business Organization Code provides that "[a] corporation is considered to have vested the management of the corporation's affairs in the board of directors of the corporation in the absence of a provision to the contrary in the certificate of formation"; and

WHEREAS, Chapter 204, Section 204.010, of the Texas Property Code authorizes associations, acting through their board of directors, to adopt and amend rules regulating the operation, use, maintenance, repair, replacement, modification, and appearance of the Subdivision; and

WHEREAS, Campbell Court is a private street within the Subdivision and owned by the Association ("Campbell Court"); and

WHEREAS, pursuant to Article III, Section B.5 of the By-Laws of the Association (the "Bylaws"), a majority of the directors shall constitute a quorum for the transaction of business at any meeting of the Board; and

WHEREAS, Article III, Section B.5 of the Bylaws provides that the act of a majority of the directors present at a meeting at which a quorum is present shall be the act of the Board; and

WHEREAS, from time to time, owners of lots within the Subdivision ("Owners") or residents have a need to utilize additional parking beyond their assigned parking; and

WHEREAS, the Board deems it to be in the best interest of the Association to adopt rules and regulations regarding the leasing of parking spaces by Owners or residents, including updates to the rules and regulations regarding visitor parking, all included in the Parking Policy attached hereto as Exhibit "A" and incorporated herein for all purposes; and

RP-2021-81121

WHEREAS, at a meeting of the Board on February 4, 2021 (the "Adoption Date"), at least a majority of the directors were present and at least a majority of the directors present voted to adopt the Resolutions set forth below.

NOW, THEREFORE, the undersigned directors, being at least a majority of the Board, on behalf of the Association, duly adopts the following Resolutions:

BE IT RESOLVED, that pursuant to the Declaration and the Bylaws, the Association hereby establishes adopts the Parking Policy attached hereto as Exhibit "A" and incorporated herein for all purposes.

CERTIFICATION

I, the undersigned, being the President of the Campbell Court Homeowners Association, Inc., hereby certify that the attached Parking Policy was adopted by at least a majority of the Campbell Court Homeowners Association, Inc.'s Board of Directors.

Approved and adopted by the Board of Directors on the 4th day of February, 2021.

XAVIER CORDOVA-FIGALLO

President
Campbell Court Homeowners Association, Inc.

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

Before me, the undersigned authority, on this day personally appeared Xavier cordova-figallo President of Campbell Court Homeowners Association, Inc., a Texas corporation, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that s/he had executed the same as the act of said corporation for the purpose and consideration therein expressed, and in the capacity therein stated.

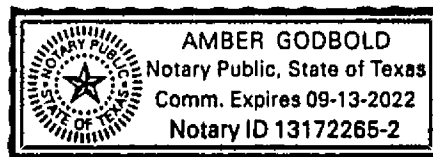
Given under my hand and seal of office this 4th day of February, 2021.

Amber Godbold

Notary Public, State of Texas

RECORDED BY:

ESG | SEARS
BENNETT
& GERDES, LLP
6548 GREATWOOD PKWY.
SUGAR LAND, TX 77479



RP-2021-81121

**CAMPBELL COURT COMMUNITY ASSOCIATION, INC.
PARKING POLICY**

The following statements define the policy by which the Campbell Court Homeowners, Association, Inc. (CCHA) will administer the parking guidelines defined in the Towing/Parking Policy Resolution recorded January 6, 2017 for Campbell Court. Within these statements, the term 'Resident' is defined to include an Owner or an Owner's tenant who holds the right of control on the residence per the DCCR&Es. If you need a copy of these declarations, please contact the Campbell Court Community Manager.

Guest Parking Spots:

Guests are allowed to park in the "guest" parking area according to the Campbell Court Towing/Parking Policy and are limited to parking for a period not to exceed forty-eight (48) consecutive hours without a permit. Should a Resident have a guest who needs to park for an extended stay, he or she will need to request approval from the Board in writing via the Community Manager by submitting the appropriate form. The Board will review the request and provide a decision in writing to the Resident. If approved, the Resident's guest may park his or her vehicle in guest parking for the time authorized by the Board.

A violation is defined as an event where a vehicle is parked in guest parking for a period exceeding forty-eight (48) consecutive hours without a permit. A violation will be determined using photographs that can be submitted by any Resident to the Board via email. Violations of this rule will result in the vehicle being towed at the owner's expense after the vehicle has been tagged.

It is the Resident's responsibility to make any guests aware of this policy.

Leased Parking Spots:

For the extraordinary situations wherein, the Board has provided advance written approval for a Resident to use guest parking or for a guest to use guest parking long-term, the Board may charge a premium fee ("Lease Fee"). The Lease Fee shall be charged when approved guest parking use exceeds a thirty (30) day period. The Lease Fee must be fully paid in advance following the terms established by the Board. The amount to be charged for the Lease Fee will be determined by the Board and may be adjusted by the Board, from time to time, in the Board's sole and absolute discretion. Income derived from the Lease Fee will be deposited into the Association's reserve fund. At all times, the Resident or guest granted approval must comply with the Parking Policy. Neither the approval issued by the Board nor paying of the Lease Fee guarantees a spot in guest parking. If all guest parking spots are taken at any given time, the Resident who is paying the Lease Fee may park in front of their own home pursuant to the Parking Policy. Once a guest parking spot becomes available, the Resident must park in guest parking.

EXHIBIT "A"

RP-2021-81121

RP-2021-81121
Pages 4
02/15/2021 07:32 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$26.00

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

RP-2021-81121