

**VILLAS OF BABCOCK(SUMMERWIND)HOMEOWNERS ASSOCIATION, INC.  
2018 - PARKING RULES AND REGULATIONS**

**WHEREAS**, Article II of the Declaration of Covenants, Conditions and Restrictions grants the Association the right to make rules and regulations relating to the use of the Areas of Common Responsibility, and

**WHEREAS**, there is a need to adopt a uniform and systematic procedure for delineating the conditions, by which the Areas of Common Responsibility designated, as "visitor parking" and streets, may be used for parking by homeowners, residents, tenants and visitors, and

**WHEREAS**, there is a need to adopt a uniform and systematic procedure for identifying owner, resident/tenant vehicles, and

**NOW THEREFORE**, the Board has duly adopted the following Parking Rules and Regulations for the Villas of Babcock (Summerwind) Homeowners Association, Inc.

**1. Parking Regulations:**

- a. No vehicle is permitted to park on any curb or lawn;
- b. No vehicle is permitted to block any sidewalk, including vehicles parking parallel or diagonally at the end/on the skirt of a driveway;
- c. All homeowners will be held accountable for their resident's, tenant's and visitor's vehicles;
- d. All City of San Antonio and Texas State Parking laws, rules and regulations shall apply, including but not limited to the following:
  - i. • It is illegal to park, on a sidewalk, or in front of a public or private driveway;
    - in or within 20 ft. of a crosswalk <sup>1</sup>;
    - in the side yard setback or front yard;
    - within 15 ft of a fire hydrant;
    - within 30 ft of a yield sign, stop sign, or traffic signal.<sup>1</sup>

**2. Areas of Restricted Parking**

A. To ensure safe passage for City Emergency and other oversize vehicles, street parking will only be allowed on one side of any given street at any given time and for visitor vehicles only and not on cul-de-sacs. Visitors are considered those guests that make occasional, short-term social visits. To ensure adherence to this rule, the following will be enforced.

I. On odd months (i.e., January, March, May, etc...) visitor vehicles may park on the side of the street with odd numbered houses.

II. On even numbered months (i.e., February, April, June, etc...) visitor vehicles may park on the side of the street with even numbered houses.

<sup>1</sup> Includes all intersections of all streets with McLennan Oak.

### **3. Parking in the Areas of Common Responsibility designated as “visitor parking”.**

- a. Homeowner / Residents / Tenants; No automobile, truck, camper, mobile home, motor home, boat or other vehicle or equipment of any kind belonging to, operated by or owned by a homeowner, resident or tenant shall ever be parked in the Areas of Common Responsibility designated as “visitor parking”.

### **4. Resident Vehicle Identification:**

All resident and tenant vehicles will be required to be identified by means of a “resident sticker”. The application for the “resident sticker” will require the following information: make, model, color, year, and license plate of each vehicle used by a resident or tenant. The “resident sticker” will be affixed to the lower left side of the front windshield.

### **5. Enforcement.**

- a. Visitors found parked in any restricted parking areas or in violation of the Rules as outlined above will be subject to immediate towing.
- b. Homeowners / Residents / Tenants found parked in the Areas of Common Responsibility designated as “visitor parking” , in any Restricted Parking areas or in violation of the Rules as outlined above will be subject to:
  - i. First Occurrence: Warning notice with specified time to cure violation.
  - ii. Second Occurrence: Certified letter with specified time to cure violation.
  - iii. Future Occurrence: Subject to immediate towing for a period of 6 months from the date of delivery of certified letter.

These enforcement actions are in addition to and not in substitution of such other and further remedies as provided under the terms of the governing documents of the Association and applicable law.

This “2018 - Parking Rules and Regulations” is effective upon recordation in the Public Records of Bexar County, Texas and shall supercede any resolution or policy regarding parking which may have previously been in effect. All other provisions of the Association’s Declaration or any other dedicatory instruments regarding parking shall remain in full force and effect.