

**NOTICE OF FILING OF
DEDICATORY INSTRUMENTS OF THE
VILLAS OF BABCOCK (SUMMERWIND) HOMEOWNERS ASSOCIATION, INC.**

STATE OF TEXAS §
 § **KNOW ALL MEN BY THESE PRESENTS:**
COUNTY OF BEXAR §

THIS NOTICE OF FILING OF DEDICATORY INSTRUMENTS FOR THE VILLAS OF BABCOCK (SUMMERWIND) HOMEOWNERS ASSOCIATION, INC., PURSUANT TO SECTION 202.006 OF THE TEXAS PROPERTY CODE (hereinafter "Notice of Filing of Dedicatory Instruments") is made this 5 th day of September, 2018 by the Villas of Babcock (Summerwind) Homeowners Association, Inc., (hereinafter "Association"):

WITNESSETH:

WHEREAS, K.B. Home Lone Star, Formerly Known as Kaufman and Broad Lone Star, L. P., a Texas Limited Partnership, recorded , on or about February 6, 2001, in the Bexar County Real Property Records an instrument entitled "Declaration of Covenants, Conditions and Restrictions for The Villas of Babcock, A Planned Unit Development", located in Volume , Page(s) 8734, et. seq., and as amended from time to time (the "Declaration"); and

WHEREAS, the Association is the property owners' association created by the Declarant to manage or regulate the planned unit development subject to the Declaration, which development is more particularly described in the Declaration; and

WHEREAS, Section 202.006 of the Texas Property Code provides that a property owners association must file each dedicatory instrument governing the Association that has not been previously recorded in the real property records of the county in which the development is located; and;

WHEREAS, the Association desires to record the dedicatory instruments attached as Exhibit "A" in the Deed Records of Bexar County, Texas, pursuant to and in accordance with Section 202.006 of the Texas Property Code.

NOW THEREFORE, the dedicatory instruments attached hereto as Exhibit "A" are true and correct copies of the originals and are hereby filed of record in the Deed Records of Bexar County, Texas, in accordance with the requirements of Section 202.006 of the Texas Property Code.

IN WITNESS WHEREOF, the Association has caused this Notice of Filing of Dedicatory Instruments for the Villas of Babcock (Summerwind) Homeowners Association, Inc., to be executed by its duly authorized agent as of the date first above written.

VILLAS OF BABCOCK (SUMMERWIND) HOMEOWNERS ASSOCIATION, INC.
A Texas Non-Profit Corporation

By: Martin Salazar

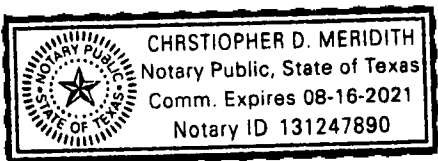
Its: President

ACKNOWLEDGMENT

STATE OF TEXAS §
 §
COUNTY OF BEXAR §

BEFORE ME, the undersigned authority, on this day personally appeared Martin Salazar, for the Villas of Babcock (Summerwind) Homeowners Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed on behalf of said corporation.

SUBSCRIBED AND SWORN TO BEFORE ME on this 5 th day of September, 2018.



Christopher Meridith
Notary Public, State of Texas

08/16/2021
My Commission Expires

EXHIBIT "A"

Dedictory Instruments

- A-1. Villas of Babcock (Summerwind) Homeowners Association, Inc.'s 2018 - Parking Rules and Regulations;
- A-2. Association Map.

EXHIBIT A-1

**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 ¹;
 - 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.¹

¹ Includes all intersections of all streets with McLennan Oak.

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.

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.

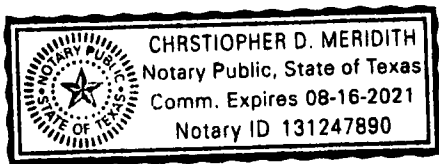
Approved and adopted by the Board on this 5th day of Sept, 2018.

Martin Salazar
 President
 Villas of Babcock (Summerwind)
 Homeowners Association, Inc

STATE OF TEXAS §
 §
 COUNTY OF BEXAR §

Before me, the undersigned authority, on this day personally appeared Martin Salazar, as President of the Villas of Babcock (Summerwind) Homeowners Association, Inc. , a Texas non-profit corporation, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he/she had executed the same as the act of said corporation for the purpose and consideration therein expressed, and in the capacity therein state.

Given under my hand and seal of office this 5 day of September, 2018.



Christopher Meridith
 Notary Public of Texas
Christopher Meridith
 Printed Name
08/16/2021
 My Commission Expires: 08/16/2021

EXHIBIT A-2

Areas of Restricted Parking

To ensure safe passage for City Emergency and other oversize vehicles, street parking will only be allowed for visitors on one side of any given street at any given time.

To ensure adherence to this rule, the following will be enforced:

- On odd months (e.g. January, March, May, etc.) vehicles may park on the side of the street with odd numbered houses.
- On even months (e.g. February, April, June, etc.) vehicles may park on the side of the street with even numbered houses.

Parking Regulations:

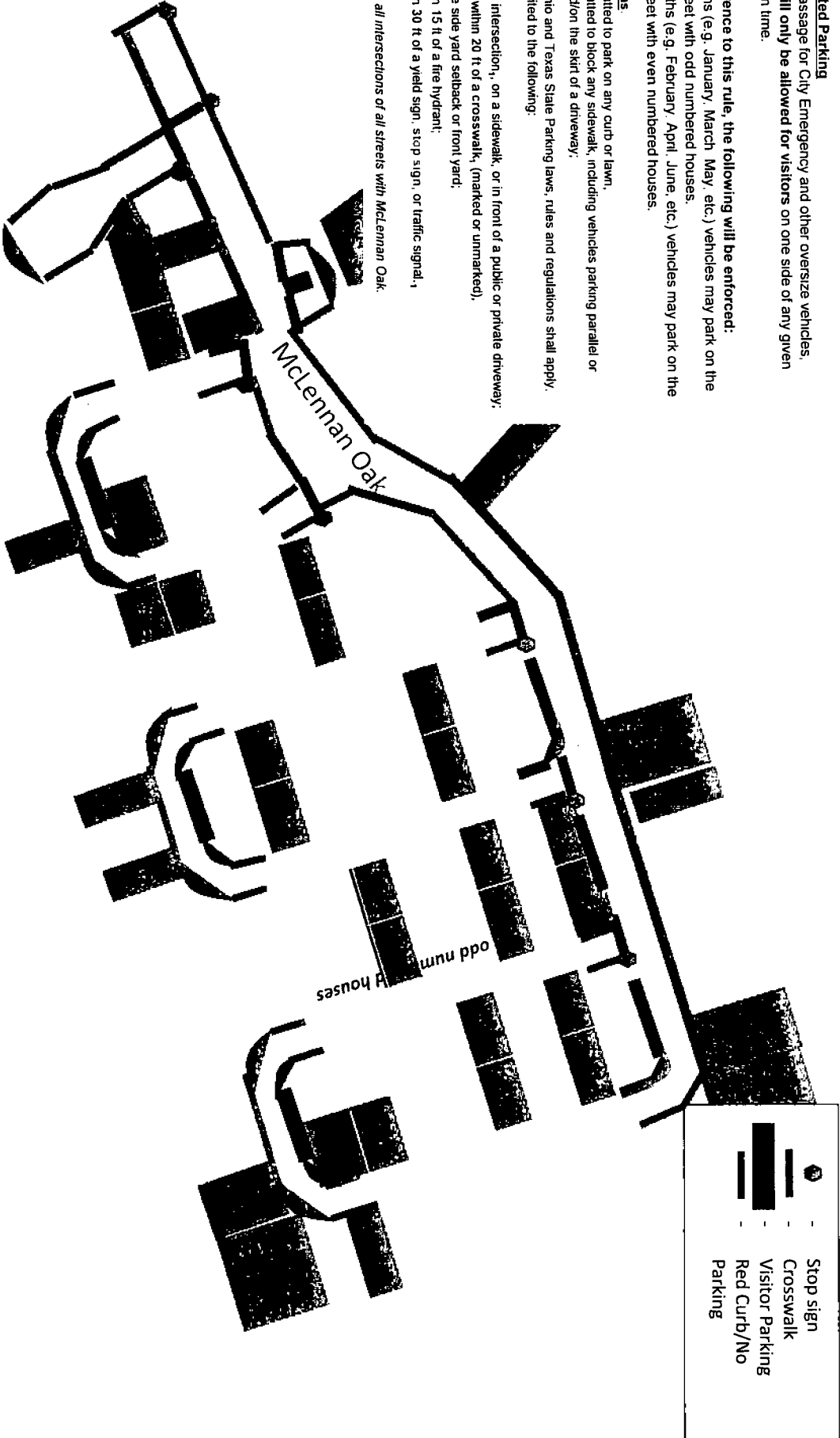
- No vehicle is permitted to park on any curb or lawn.
- No vehicle is permitted to block any sidewalk, including vehicles parking parallel or diagonally at the end/on the skirt of a driveway.

All City of San Antonio and Texas State Parking laws, rules and regulations shall apply, including but not limited to the following:

It is illegal to park:

- In an intersection, on a sidewalk, or in front of a public or private driveway;
- in or within 20 ft of a crosswalk, (marked or unmarked),
- 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;

Includes all intersections of all streets with McLennan Oak.



SEE FULL LIST OF PARKING RULES AT WWW.SUMMERWINDHOA.COM

File Information

**eFILED IN THE OFFICIAL PUBLIC eRECORDS OF BEXAR COUNTY
GERARD C. RICKHOFF, BEXAR COUNTY CLERK**

Document Number: 20180179994
Recorded Date: September 11, 2018
Recorded Time: 3:24 PM
Total Pages: 10
Total Fees: \$58.00

**** THIS PAGE IS PART OF THE DOCUMENT ****

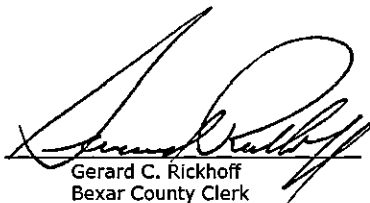
**** Do Not Remove ****

Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was eFILED in File Number Sequence on this date and at the time stamped hereon by me and was duly eRECORDED in the Official Public Record of Bexar County, Texas on: 9/11/2018 3:24 PM




Gerard C. Rickhoff
Bexar County Clerk