

# VILLAS OF BABCOCK (SUMMERWIND) HOMEOWNERS ASSOCIATION, INC.

## 2026 PARKING RULES & REGULATIONS

Revised 2026 Parking Policy

SUMMERWIND HOA

### PARKING RULES & REGULATIONS

Effective: January 1, 2026

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.

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### SECTION 1 — GENERAL PARKING RULES

**1.1 Definition of a Visitor Vehicle:** Any vehicle parked in Street or Visitor parking for more than five consecutive days is not considered a visitor vehicle and is subject to Immediate Tow. If you need a visitor to remain parked for longer than five consecutive days, you must contact the Property Management Company in advance and request a "Visitor Pass" for specific approved dates.

### 1.2 Visitor Parking Only — Pay Per Park System

Visitor Parking and Street Parking within HOA grounds is designated for **GUESTS ONLY**.

Residents, Owners, and Tenants **may not** park in Visitor Parking and Street Parking at any time. All residents must use their private driveway or garage.

Visitor Parking and Street Parking will now be managed by the **PARQKING COMPANY**. If a visitor wishes to park within the Summerwind HOA grounds, the vehicle owner must register their vehicle through the PARQKING App. A one-time registration fee will apply. The following fee schedule applies to all visitor vehicles parked within HOA grounds:

## PARQKING - Parking Solutions for the 21st Century

### **PARKING FEE:**

**6AM – 6PM / Every day - FREE**

**6PM – 6AM / Every day - \$5.00 per occurrence.**

All fees are the responsibility of the **visiting guest**.

### **1.3 Resident Responsibility**

Residents, Owners, and Tenants are fully responsible for ensuring that their guests comply with all 2026 PARKING RULES & REGULATIONS.

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## **SECTION 2 — VEHICLE RESTRICTIONS**

### **2.1 Prohibited Parking**

No vehicle may:

- Park on any curb or lawn
- Block a sidewalk (including vehicles parked diagonally or parallel at driveway skirts)
- Park on cul-de-sacs
- Park in Visitor Parking and Street Parking without proper PARQKING App registration
- Park in violation of restricted street rules (Section 3)

### **2.2 Immediate Tow Violations**

Any unregistered or improperly parked vehicle is subject to **Immediate Tow** at the owner's expense.

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## SECTION 3 — MONTHLY STREET PARKING ROTATION

To ensure safe access for City Emergency Services and oversized vehicles, street parking is allowed **on one side of the street only** at any given time.

### 3.1 Monthly Rotation Rule

- **Odd Months (Jan, Mar, May, etc.):** Parking allowed on the side with **odd-numbered** houses
- **Even Months (Feb, Apr, Jun, etc.):** Parking allowed on the side with **even-numbered** houses

Failure to comply will result in **Immediate Tow**.

### 3.2 Cul-de-sacs

No visitor parking is allowed on cul-de-sacs at any time.

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## SECTION 4 — CITY & STATE PARKING LAWS

All City of San Antonio and State of Texas parking laws apply inside the community. Vehicles are subject to tow if parked:

- In an intersection
  - On a sidewalk
  - Blocking a public or private driveway
  - Within 20 ft of a crosswalk (marked or unmarked)
  - In the side yard or front yard setback
  - Within 15 ft of a fire hydrant
  - Within 30 ft of a stop sign, yield sign, or traffic signal
    - *Includes all intersections with McLennan Oak*
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## SECTION 5 — VISITOR VEHICLE DEFINITION & LONG-TERM PASSES

A **Visitor Vehicle** is defined as any vehicle parked in Street or Visitor Parking for five (5) consecutive days or fewer.

Any vehicle parked more than five days:

- Is **not** considered a visitor vehicle
- Is subject to **Immediate Tow**

If a guest requires extended parking, residents must contact the Property Management Company to request a **Temporary Visitor Pass** for approved dates.

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## SECTION 6 — ENFORCEMENT

Violations of these rules may result in:

- Immediate Tow
- Fines (if applicable under the Declaration)
- Suspension of HOA privileges as allowed under Texas law

These rules are **in addition to**, and not in place of, the enforcement rights provided in the Declaration and all other dedicatory instruments.

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## SECTION 7 — EFFECTIVE DATE

These **2026 Parking Rules & Regulations**:

- Become effective upon recordation (if filed)
  - Supersede all prior parking rules from 2018 and earlier
  - Do **not** modify any other non-parking provisions of the Declaration
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