

Property Owners Association of River Rock Ranch, Inc.
A Corporation Not-For Profit

Towing Policy Resolution (Amended)
Effective January 1, 2017

Pursuant to the Bylaws of the Property Owners Association of River Rock Ranch, Inc. (herein referred to as "Association") and the Declaration of Protective Covenants, the Directors of the Property Owners Association of River Rock Ranch, Inc. a Texas non-profit corporation, consent to the adoption of the following resolution:

WHEREAS:

1. The streets of the River Rock Ranch Subdivision, which are governed by the Association, are privately owned, and
2. It is the Board of Directors intent to act in the Association's best interest to keep the streets clear of abandoned and/or non-operating vehicles and/or vehicles parked in violation of the governing documents, and
3. It is the Board of Directors responsibility to enforce the governing documents and this policy that has been established by the Board;

BE IT RESOLVED THAT:

1. The Association shall exercise its right to have all vehicles that have been determined to be abandoned or non-operating or are parked in violation of the governing documents or this resolution, towed;
2. The Association shall contract with a professional towing company to provide a towing service;
3. The Association shall administer a towing policy for enforcement agent, the towing company, and the management company;
4. Enforcement agent shall patrol the community as established by the Board and will report any vehicles found in violation to the Association;
5. A sign with the towing company information on it shall be placed at each entrance of the River Rock Ranch subdivision.

General Policy:

If an owner desires to park on the streets overnight, an owner must have a permit. Permits shall be issued by the managing agent prior to parking on the streets overnight. The managing agent will issue a permit via email to the owner, and notify the enforcement agent immediately of the issuance of the pass. See the Association website at: www.riverrockranchhoa.com, for the current managing agent information. Permits will only be issued during normal business hours of the Association, or from 8:30 a.m. to 4:30 p.m., Monday through Friday. The owner of the vehicle shall post the pass on the dashboard of their car in plain view of the enforcement agent to prevent any further action from being taken. The Association assumes no liability for the failure of the Owner to properly post the pass, or the failure to post the pass altogether.

A homeowner has the right to request a hearing with the Board of Directors to discuss a violation or to request a variance. Variances shall only be granted for reasons as determined by the Board of Directors.

Parking Policy:

1. No Owner or Owner's guests shall park on the streets between the hours of 12:00 a.m. and 7 a.m. without a parking pass.
2. An Owner may request a parking pass for overnight parking from the managing agent.
3. An Owner shall be required to request a variance from the Board if requesting a pass that exceeds overnight for any reason. Only Owners/Guests with a valid pass shall be allowed to park in the streets. Approved vehicles must be parked on the street immediately in front of the Owners Lot.
4. The managing agent will provide parking passes upon request that must be displayed on the dashboard of the vehicle.

General Towing Procedure:

The towing company information shall be posted at each entrance location. The Owner shall be responsible for all towing and storage fees that may be charged by the towing company to retrieve the vehicle.

Towing Policy:

1. Enforcement Agent will randomly patrol the streets of River Rock Ranch, and provide weekly reports to the managing agent.
2. Enforcement agent upon observing a violation will do the following:

1st Offense: The owner of the vehicle has 24 hours to resolve the compliance issue. Enforcement agent will photograph the vehicle and will record the make, model, and license plate of the vehicle in question. The vehicle will be tagged with a violation notice/red decal noting the offense.

Towing Policy Continued:

2nd Offense: Enforcement agent will verify that the vehicle matches the first notice and the vehicle will be tagged once again with a red decal once again noting the offense.

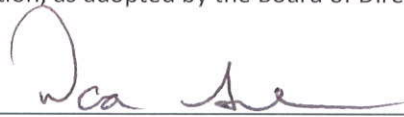
3rd Offense: Enforcement agent will verify that the vehicle matches the first and second notice, and the vehicle will be tagged once again with a red decal once again noting the offense. Upon verification of a third violation, the enforcement agent will contact the towing company to have the vehicle removed by the towing company.

An offense is considered open for a period of six months, and enforcement action will continue to escalate during any given six-month period.

CERTIFICATE OF ASSOCIATION

I HEREBY CERTIFY that the foregoing is a true, complete, and correct copy of the Towing Policy Resolution (Amended) of the Property Owners Association of River Rock Ranch, Inc., a Texas non-profit Corporation, as adopted by the Board of Directors on the 27 day of December, 2016.

By:



Dana Green, President

THE STATE OF TEXAS §

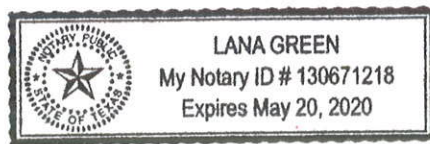
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COUNTY OF BEXAR §

Before me, the undersigned authority, on this 27 day of December, 2016, personally appeared Dana Green, President of the Property Owners Association of River Rock Ranch, Inc., known to be to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same on behalf of the Association.



Notary Public, The State of Texas



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 FILED in File Number Sequence on this date and at the time stamped hereon by me and was duly RECORDED in the Official Public Record of Real Property of Bexar County, Texas on:

JAN 03 2017


COUNTY CLERK BEXAR COUNTY, TEXAS