

NORTHAMPTON PLACE HOMEOWNERS' ASSOCIATION
c/o KRJ Management, Inc.
1800 Augusta, Suite 200
Houston, TX 77055
713-783-4640 Fax 713-783-5203

March 13, 2009

TO: All Owners/Members
Northampton Place Homeowners Association

FROM: Board of Directors

In Re: Parking Rules and Regulations

Dear Owners/Members:

Please be advised that at the January 6, 2009 meeting of the Board of Directors, the Board adopted certain Parking Rules and Regulations (the "Rules"). The Rules have been recorded in the Real Property Records pursuant to the requirements of Section 202.006 of the Texas Property Code. A copy of the recorded Rules is included with this letter.

Please review the enclosed Rules. Please note that the Rules were adopted effective from and after January 6, 2009, to be enforceable from and after the date of the mailing of a copy of such Rules to the members of the Association. As such, the Rules are enforceable from and after the date of this letter, and the Board requests cooperation from all Owners/Members in complying with the Rules. Please notify any tenant or other occupant of the content of these Rules as they affect all residents (whether an owner, lessor, or other occupant).

Sincerely,

Board of Directors

Encl.: copy of recorded "Certificate (for)
Northampton Place Homeowners Association
Parking Rules and Regulations"

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Notice
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20090087345
03/03/2009 RP2 \$24.00

**CERTIFICATE
(FOR)
NORTHAMPTON PLACE HOMEOWNERS ASSOCIATION
PARKING RULES AND REGULATIONS**

The undersigned is the duly acting and qualified President of **NORTHAMPTON PLACE HOMEOWNERS ASSOCIATION**, a Texas non-profit corporation (the "Association"). The Association manages and administers the **NORTHAMPTON PLACE SUBDIVISION** pursuant to, and as set forth and described in that certain "**Declaration of Covenants, Conditions and Restrictions (for) Northampton Place**" filed under County Clerk's File No. R803369 et. seq. of the Real Property Records of Harris County, Texas, together with all amendments thereto (said recorded documents and all exhibits and amendments thereto being referred to as the "Declaration"). The undersigned hereby certifies that pursuant to the authority vested in the Board of Directors ("Board") of the Association set forth in Article III, Section 3A of the Bylaws of the Association, at a duly called and constituted meeting of the Board held on January 6, 2009, the Board adopted those certain "**Parking Rules and Regulations**" attached hereto as Exhibit "A", to be effective from and after January 6, 2009, to be enforceable from and after the date of the mailing of a copy of such Parking Rules and Regulations to the members of the Association.

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The above described and attached Parking Rules and Regulations are being recorded in the Public Records of Harris County, Texas pursuant to the requirements of Section 202.006 of the Texas Property Code.

The undersigned has hereunto set his/her hand at Houston, Texas this 18 day of February, 2009.

Joseph L. Balat
(signature)
JOSEPH L. BALAT
(name printed)
President
NORTHAMPTON PLACE HOMEOWNERS ASSOCIATION

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ACKNOWLEDGEMENT

THE STATE OF TEXAS

COUNTY OF HARRIS

This instrument was acknowledged before me on the 18th day of February, 2009, by Joseph L. Balat, President of **Northampton Place Homeowners Association**, a Texas non-profit corporation, on behalf of said corporation.



Martha Harris
Notary Public In and for the State of Texas

RP 063-06-0685

Exhibit

Parking Rules & Regulations -

" A "

1. Resident's Vehicle Parking

- 1.1 "Resident" as that term is used in these Rules and Regulations is an owner, lessor or occupant of a residence located in this subdivision of Northampton Place.
- 1.2 Resident vehicles must be parked in their garage at all times. Additional resident vehicles or vehicles that do not fit into the garage must be parked outside the subdivision. Garage doors must be kept in a fully closed position when the garage is not being actively used.
- 1.3 A twenty-one (21) day grace period will be permitted from the date of occupancy to allow a new resident reasonable time to allocate belongings within their residence and to ensure room for vehicles to be properly parked in the owner's garage. Residents may park in their driveway and/or in front of their residence during this time.
- 1.4 Parking for a brief period in front of a residence garage to load or unload vehicles is permissible for residents and is not to exceed four (4) hours.

2. Visitor Parking

- 2.1 "Visitor" as that term is used in these Rules and Regulations is an individual other than the resident of the subdivision who is in the subdivision for the purpose of visiting a specific resident for a brief period. Visitors are strongly encouraged to park their vehicles in the driveway of the resident they are visiting if possible.
- 2.2 The Board recognizes the occasional requirement for a resident's visitor to park a vehicle overnight. Overnight visitor parking cannot exceed two (2) nights. The Board may restrict or revoke the resident's use of visitor parking if, in the opinion of the Board, said overnight privilege is abused.
- 2.3 No vehicle (resident or visitor) can be parked within ten (10) feet of any corner on the interior circle of the community at any time for safety reasons.

3. Extended Parking by Permit

- 3.1 A parking permit for extended (more than 2 nights) visitor parking must be obtained by contacting the management company. The resident's name, address, license plate number of the visitor's vehicle and length of time the permit is needed must be provided. If approved by the majority of the Board, the parking permit will be issued and must be displayed against the vehicle's front windshield at all times.

4. Overflow Parking

- 4.1 If a resident has a party or large gathering at their residence, the resident must post a notice at the mailboxes a minimum of twenty-four (24) hours in advance. The notice must include the resident name, address, contact number, date and time of the gathering. The resident is responsible for making sure that their visitors parking does not impede the flow of traffic through the subdivision.

5. Speed Limit

RP 063-06-0686

RP 063-06-0687

5.1 Vehicle speed limit within the subdivision should not exceed 10 miles per hour. Residents should operate vehicles with caution and courtesy.

6. Enforcement

6.1 If a resident witnesses a violation of the Parking Rules and Regulations, the resident is encouraged to solve the parking issue with the offending vehicle owner. If no resolution can be obtained, the resident is encouraged to contact the Management Company and/or a current Board member. The offending resident will then be notified verbally and/or by written notice that is securely affixed to the offending vehicle. If a visitor violates the Parking Rules and Regulations, the resident whom the visitor was visiting will be notified.

6.2 If a resident fails to correct the violation, the Board may impose a fine of \$75 per offense.

6.3 It is understood that there will be no further notice from the Association and the residents waive their rights to any other remedies. Acceptance of the Lot within the subdivision shall create an irrefutable presumption that the resident is aware of these regulations and accepts them. The exercise by the Association of its rights under these Parking Rules and Regulations shall not give rise to any legal or equitable remedy for the resident so long as these rules are applied in good faith.

7. Vehicle Restriction

7.1 No boat, mobile home, trailer, motorcycle, storage devices, boat rigging, truck larger than three-quarter ton, unused or inoperable vehicle of any kind shall be parked within the subdivision unless the vehicle is stored wholly within the resident's garage.

RECORDER'S MEMORANDUM:

At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegible portions of photo copy, discolored paper, etc. All amendments, additions and changes were present at the time the instrument was filed and recorded.

County Clerk
HARRIS COUNTY, TEXAS

2009 MAR - 3 PM 1:55

FILED

Record & Returns!
FRANK, ELMORE, LIEVENS, CHESNEY,
& TURET, LLP
ATTN: R. Lievens
808 TRAVIS STREET, SUITE 2600
HOUSTON, TEXAS 77002-5778

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 on

MAR - 3 2009



County Clerk
HARRIS COUNTY, TEXAS