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BRAEBURN GLEN CIVIC CLUB

POLICY REGULATING THE PARKING AND STORAGE OF COMMERCIAL VEHICLES,  
RECREATIONAL VEHICLES, AND TRAILERS

STATE OF TEXAS           §  
  §  
COUNTY OF HARRIS       §

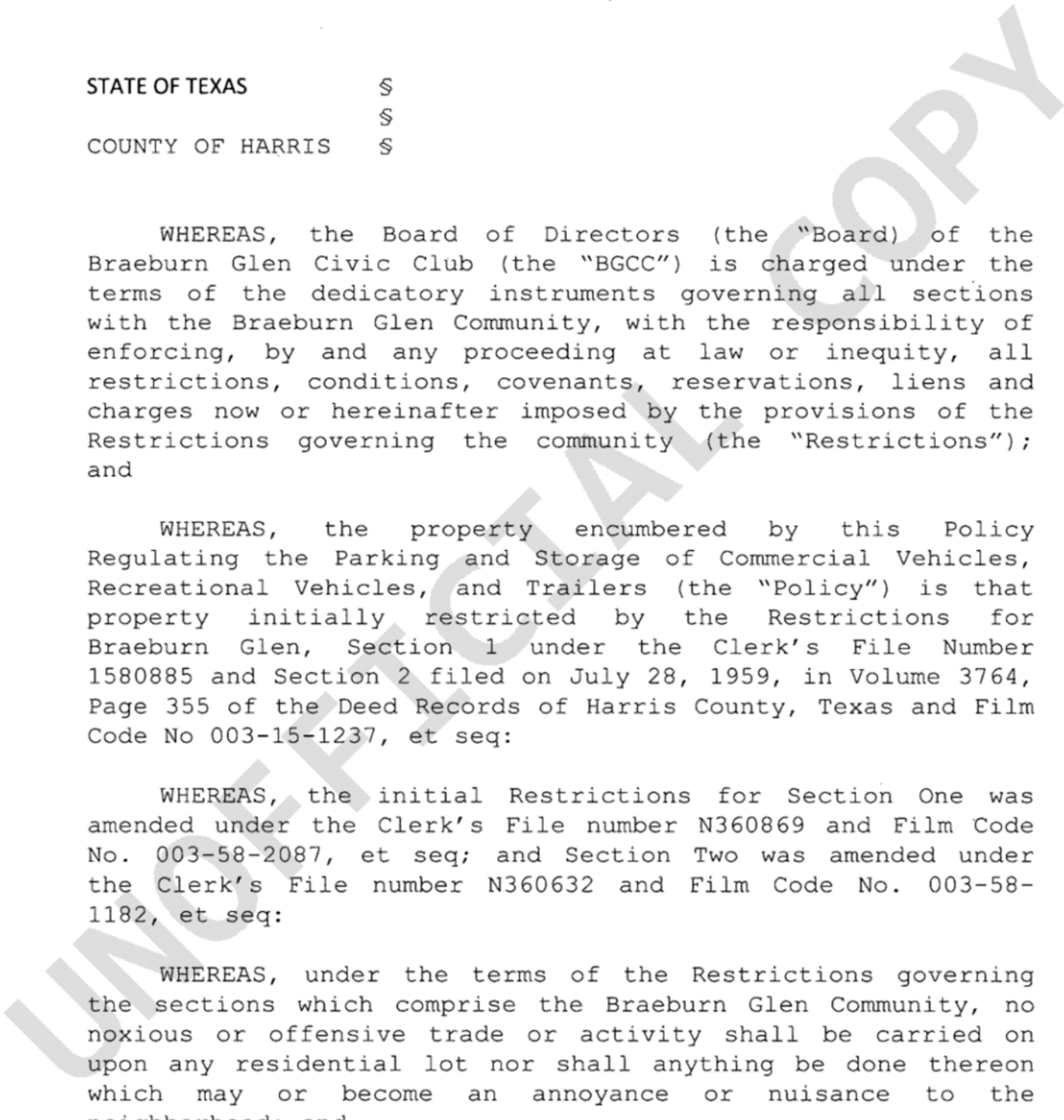
WHEREAS, the Board of Directors (the "Board") of the Braeburn Glen Civic Club (the "BGCC") is charged under the terms of the dedicatory instruments governing all sections with the Braeburn Glen Community, with the responsibility of enforcing, by and any proceeding at law or inequity, all restrictions, conditions, covenants, reservations, liens and charges now or hereinafter imposed by the provisions of the Restrictions governing the community (the "Restrictions"); and

WHEREAS, the property encumbered by this Policy Regulating the Parking and Storage of Commercial Vehicles, Recreational Vehicles, and Trailers (the "Policy") is that property initially restricted by the Restrictions for Braeburn Glen, Section 1 under the Clerk's File Number 1580885 and Section 2 filed on July 28, 1959, in Volume 3764, Page 355 of the Deed Records of Harris County, Texas and Film Code No 003-15-1237, et seq:

WHEREAS, the initial Restrictions for Section One was amended under the Clerk's File number N360869 and Film Code No. 003-58-2087, et seq; and Section Two was amended under the Clerk's File number N360632 and Film Code No. 003-58-1182, et seq:

WHEREAS, under the terms of the Restrictions governing the sections which comprise the Braeburn Glen Community, no noxious or offensive trade or activity shall be carried on upon any residential lot nor shall anything be done thereon which may or become an annoyance or nuisance to the neighborhood: and

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WHEREAS, under terms of the Restrictions governing the sections which comprise the Braeburn Glen Community, no trailer, basement, tent, shack, garage, barn, or other outbuilding erected in the tract shall at any time be used as a residence or than living quarters used for bona fide servants only; and

WHEREAS, Texas Property Code Section 204.010 (a) (6) gives the Civic Club, acting through the Board, authority to regulate the use, maintenance, repair, replacement, modification and appearance of the subdivision; and

WHEREAS, the BGCC recognizes that the central concern arising from the presence of certain commercial vehicle, recreational vehicles, and trailers within the Braeburn Glen Community relates to the external impact same may have to neighboring properties both in terms of the exterior appearance of a residence as well as the activities which emanate from the presence of said vehicles; and

WHEREAS, the BGCC deems to be in the best interest of the Civic Club to adopt a uniform manner of construing the presence of such vehicles and their associated activities as they may constitute an annoyance or nuisance to the neighborhood and, therefore, are in violation of the Restrictions in place for the Braeburn Glen Community; and

WHEREAS, the BBGC deems it in the be Civic Club interest to adopt a policy regulating the use and storage of commercial vehicles, recreational vehicles, and trailers in order to protect the appearance of the Braeburn Glen Community; and

NOW THEREFORE BE IT RESOLVED THAT, in order to define the extent of and the manner in which BBGC will enforce the noxious or offensive activity or condition restriction in place for the Braeburn Glen Community by and through the provisions set forth in the dedicatory instruments on file for each section comprising the Braeburn Glen Community, and pursuant to the authority given to the Board by the Texas Property Code, the BGCC adopts the this Policy setting forth the parameters of acceptable commercial vehicles, recreational vehicles and trailers present on lots located within the Braeburn Glen Community:

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## DEFINITIONS

1. A recreational vehicle is a motorized or non-motorized vehicle, including a motor home or truck camper, is a vehicle which is designed to provide temporary living quarters or which may be used for recreational, camping, travel or business use. Excluded from the definition of a recreational vehicle are pick-up trucks with a camper cover that does not exceed the height of the cab by more than one foot and truck campers or motor homes no more than 10 feet tall or 20 feet long if driven to and from work on a regular basis (at least four days a week) or used for normal households' purposes (driven on a daily basis).
2. A trailer, open or enclosed, is any vehicle designed or intended to be coupled to or drawn by a motor vehicle.
3. A motor home may also be known as a mobile home or trailer home and is any type of trailer designed either for travel over the highways or for housing accommodations or both.
4. Construction equipment is any motorized or non-motorized vehicle or equipment generally used for construction and repair. Construction equipment includes but is not limited to bobcats, forklifts, ditch witches, trenchers, or any similar vehicles or equipment.
5. Omission of any item from these definitions does not constitute permission for its presence.
6. Temporarily means for a period of less than forty-eight consecutive hours within any seven (7) day period.

## GOVERNANCE

1. No motor vehicle may be parked or stored on any part of any Lot, easement, or right-of-way, unless such

vehicle is concealed from public view inside a garage or other enclosure approved by the Architectural Control Committee, except passenger automobiles, passenger vans, cargo vans, motorcycles, pick-up trucks or pick-up trucks with attached bed campers, that are: (a) in operating condition; (b) have current license plates, current registration and inspection stickers; (c) are in daily use as motor vehicles on the streets and highways of the State of Texas; (d) do not exceed eighty-four inches (84") in height or one hundred inches (100") in width; and (e) have no advertising signs located thereon.

2. Upon application for permission by the homeowner and approval in writing from Architectural Control Committee, advertising signs may be used on not more than two motor vehicles (either pick-up trucks or panel vans) per lot.
3. No motor vehicle may be stored or parked on any Lot except on the driveway or in the garage. No motor vehicle shall be parked in any manner which causes any portion of the motor vehicle to extend beyond the length of the driveway, into the right-of-way, or so that it obstructs/blocks a sidewalk. All vehicles parked on a Lot must be parked entirely on concrete or other approved hard-surface material. Parking on lawns, ditches, open space areas, dirt, gravel or grass areas is prohibited. Additional hard-surface materials (driveway extensions and parking pads) must be applied for and approved prior to installation.
4. These restrictions shall not apply to any vehicle, machinery, equipment or construction material temporarily parked or stored and in use for active construction, repair or maintenance for improvements on a Lot.
5. No vehicle, non-motorized vehicle, trailer, boat, marine craft, recreational vehicle, or a motor home in excess of 18 feet in length may be parked or stored on the residential street in front of any Lot, or on any part of any Lot, unless such object is inside a garage, fence, or other enclosure behind the front

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building line of the residence and completely concealed from public view.

6. No equipment or materials of any nature may be stored upon a trailer located on the residential street in front of any Lot, or on any part of any Lot, unless such object is inside a garage, fence, or other enclosure behind the front building line of the residence and completely concealed from public view.
7. No motor vehicle, recreational vehicle, trailer or motor home may be parked or stored on any part of any Lot, easement, or right-of-way for the primary purpose of advertising.
8. All construction equipment is prohibited and it may not be parked or stored on any part of any Lot at any time.
9. Parking of recreational vehicles or motor homes of visiting friends or relatives on any part of any Lot, easement, or right-of-way is permitted for no more than ten (10) consecutive days only after the property owner contacts the Braeburn Glen Civic Club and receives written approval.
10. Periodic movement of any type of motorized or non-motorized vehicle for the purpose of circumventing this Policy will be considered a violation of this Policy.
11. The Braeburn Glen Civic Club supports and observes all ordinances of the City of Houston pertaining to vehicle and trailer parking and storage, especially as contained in Chapter 26 of the Code of Ordinances.

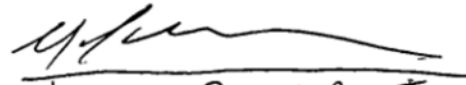
#### ENFORCEMENT

1. The BGCC will takes steps to legally enforce including but not limited to, the commencement of legal actions on any reported violations of these rules of the BGCC which are not promptly corrected by the homeowner. .
2. The BGCC will provide full and prompt assistance to all appropriate regulating authorities for the enforcement of any state, county or city laws, ordinances or other directives related to these rules, or any other cause, which affects the Braeburn Glen Community.
3. The BGCC will notify the Houston Police Department of any violation of parking ordinances or, laws.
4. All other provisions of the Restrictions to which the Homes are subject will continue to be enforced by the BGCC.
5. Failure of the BGCC to enforce, in any instance, any of the policy provisions herein shall not diminish or negate the authority of the BGCC to require strict compliance with these provisions.
6. No prior deviation from the policy provisions herein shall alter or negate the intent and authority of the BGCC to full enforce these provisions with regard to Commercial Vehicles, Recreational Vehicles and Trailers.
7. With respect to these provisions, the then current BGCC Board of Directors shall serve as the final authority in any dispute that arises under these provisions.

#### CERTIFICATION

I hereby certify that, as the President of the Braeburn Glen Civic Club, the foregoing Policy Regulating the Parking and Storage of Commercial Vehicles, Recreation Vehicles and Trailers

was approved on the 3rd day of May, 2016, at a meeting of the Board of Directors at which a quorum was present.

IN WITNESS WHEREOF, I have hereunto subscribed my name this the 10<sup>th</sup> day of May, 2016. 

Manuel Barrera Jr.  
Braeburn Glen  
Civic Club  
President


STATE OF TEXAS §  
§  
COUNTY OF HARRIS §

BEFORE ME, on this day personally appeared Manuel Barrera, Jr., the President of the Braeburn Glen Civic Club, known by me to be the person whose name is subscribed to this instrument, and acknowledged to me that he executed the same for the purposes herein expressed and in the capacity herein stated, and as the act and deed of said corporation.

Given under my hand and seal of office, this 10 day of May, 2016.



  
Notary Public - State of Texas

After Recording  
Please return to:  
Braeburn Glen Civic Club  
P.O. Box 710346  
Houston, Texas 77271-0346 

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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.

MAY 11 2016



*Stan Stansitt*  
COUNTY CLERK  
HARRIS COUNTY, TEXAS

*Stan Stansitt*  
COUNTY CLERK  
HARRIS COUNTY, TEXAS

2016 MAY 11 PM 3:57

FILED