

**WINDSOR LAKES HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTOR RESOLUTION  
CONCERNING OVERNIGHT PARKING IN THE  
WINDSOR LODGE PARKING LOT**

**WHEREAS**, the Declaration of Covenants, Conditions and Restrictions for Windsor Lakes Homeowners Association, Inc.(Declaration), is filed in the Real Property Records of Montgomery County, Texas, under Clerk's File No. 2003068161, along with any supplements thereto or amendments thereof ( the "Declaration"); and

**WHEREAS**, Article VI, Sections 1 and 11 of the Declaration authorizes the Association Board of Directors to promulgate restrictions, rules and regulations applicable to all lots, units and common areas, including traffic and parking rules concerning private streets and the use of Common Property; and

**WHEREAS**, Article VI, Sections 8 of the Declaration states that passenger automobiles, passenger vans, motorcycles, or pick-up trucks that: (a) are in operating condition; (b) have current license plates and inspection stickers; (c) are in daily use as motor vehicles on the streets and highways of the State of Texas; (d) which do not exceed seven feet seven inches (7'7") in height, eight feet (8') in width, or twenty-four feet (24') in length, and (e) do not have more than six (6) tires may be parked in the driveway on a Lot or Unit, however no vehicle shall be parked so as to obstruct or block a sidewalk. Further, no vehicle may be parked in the street overnight. That section further states that the Board of Directors of the Association may adopt additional Rules regulating parking on the streets in the Community; and

**NOW THEREFORE BE IT RESOLVED** that the Windsor Lakes HOA Board of Directors hereby adopts the following rules governing parking in the Clubhouse Lot overnight.

- Overnight Parking in the Windsor Lodge Parking Lot is defined as parking at any time between the hours of 12:30 a.m. to 6:00 a.m.
- Private vehicles may only be parked overnight for a limited time and with prior permission from the General Manager on a case by case basis, and a parking permit will be issued.
- Advanced notice of at least 24 hours is required for permission to be granted.
- When parked, the Owner of the private vehicle must "register" with the Windsor Lodge Staff before leaving the parking lot. The Staff will record the resident's name, phone number, and time in, as well as the year, color, make and model of the vehicle, and the license plate information. If the owner or driver of the vehicle is the guest of a Windsor Lakes resident, the Windsor Lakes resident must also provide their name and contact number, as well as the name of the guest.
- Vehicles granted prior permission to park overnight may only be parked in a designated portion of the Windsor Lodge parking lot, and must display the issued parking permit.
- In addition to fines provided provided by Section 4.1 of the Windsor Lakes Residential Development Standards, cars parked in the Windsor Lodge Parking Lot overnight may be subject to towing or immobilization.
- The Board of Directors may choose to modify the rules for overnight parking at any time.

APPROVED BY The Board of Directors on the 16 day of MARCH, 2023.

PETER G. LIVINGSTON  
President

  
Print Name SIGNATURE

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THE STATE OF TEXAS

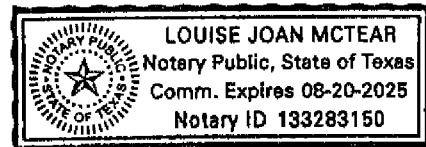
COUNTY OF MONTGOMERY

Before me, a Notary Public, on this day personal appeared Peter G Living President of Windsor Lakes Homeowners Association, Inc., known by me to be the person whose name is subscribed to the foregoing instrument and, being by me first duly sworn and declared that he/she executed same in the capacity and consideration therein expressed.

Given under my hand and seal of office this 17 day of MARCH, 2023.

Notary Public, State of Texas

*Louise Joan McTea*



E-FILED FOR RECORD

03/20/2023 04:18PM



*L. Brandon Steinmann*

County Clerk,  
Montgomery County, Texas

STATE OF TEXAS,  
COUNTY OF MONTGOMERY

I hereby certify that this instrument was e-filed in the file number sequence on the date and time stamped herein by me and was duly e-RECORDED in the Official Public Records of Montgomery County, Texas.

03/20/2023



*L. Brandon Steinmann*

County Clerk,  
Montgomery County, Texas