

**WINDSOR LAKES HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTOR RESOLUTION  
CONCERNING PARKING COMMERCIAL VEHICLES IN THE  
WINDSOR LAKES COMMUNITY**

**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**, the Windsor Lakes Residential Development Standards philosophy includes “Preventing the deterioration of neighborhoods which inevitably follows an unregulated, laissez-faire philosophy of construction, maintenance, and property use,” and “Upholding property values,” and

**WHEREAS**, the Windsor Lakes Residential Development Standards acknowledged that the “Standards are updated, revised or otherwise amended from time to time,” and

**WHEREAS**, Article VI, Sections 8 of the Declaration indicates limitations on vehicles that may be parked in driveways and on streets in Windsor Lakes Community. Specifically Section 8 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.

**WHEREAS**, the Windsor Lakes Residential Development Standards (Section 3.6(B)) restricts trailer homes, recreational vehicles, mobile homes, farm-type tractors, boats, semi-truck tractor or trailer, or any other similar vehicles or equipment from parking 24 consecutive hours or more on any street or any Site where visible at ground level from a street or adjacent property, and

**WHEREAS**, the Windsor Lakes Residential Development Standards (Section 3.1(A)) restricts trucks with a licensed or rated capacity greater than one ton, tractor-trailer cabs or trailers, or other business vehicles or equipment openly parked or stored upon the property or adjacent streets or property, and

**WHEREAS**, Article VI, Section 8 of the Declaration further states that the Board of Directors of the Association may adopt additional Rules regulating parking in the Community; and

**WHEREAS**, the Declaration of Covenants, Conditions, and Restrictions for Windsor Lakes (DCCRs) specifies that the property is for residential use and is subject to covenants, conditions, and restrictions for the purpose of protecting the value and desirability for the benefit of each and every owner (DCCRs, Witnesseth).

**NOW THEREFORE BE IT RESOLVED** that the Windsor Lakes HOA Board of Directors hereby adopts the following rules clarifying limitations and governing the parking of Commercial vehicles in the Windsor Lakes Community:

1. For purposes of this resolution, a Commercial Vehicle does not include government owned police, fire department, and other first responder vehicles, but shall include the following:
  - a) a vehicle larger than a Class-3 truck with Maximum Gross Vehicle Weight rating exceeding 14,000 pounds according to US-DOT; or
  - b) a vehicle registered or insured as a commercial vehicle or
  - c) a vehicle which requires operation by a person with a Commercial Operator's license; or
  - d) a vehicle used for or designed or adapted for use for the transportation of goods, equipment, or passengers for payment, including buses, passenger vans, or stretch limos; or
  - e) a vehicle which transports or stores restricted articles, hazardous or dangerous products or goods, including liquids, gases, or solids that are flammable corrosive, explosive, toxic, or that are otherwise capable of harming people, property or the environment; or
  - f) chassis cab conversions, cutaway van conversions, flatbed trucks, walk-in vans (for example UPS trucks), vehicles with reconfigured cargo areas, trucks with beds removed; or
  - g) a vehicle with signage or logos or letters or advertisement or a phone number(s) or other contact information displayed on the exterior of the vehicle, including magnetic signs displayed on the exterior of vehicles; or
  - h) a vehicle with externally mounted racks (including "headache racks"/"back racks" which are generally designed to keep shifting cargo from penetrating cab rear windows), frames, shelves, boxes, and other containers for the transportation and storage of tools, mounted specialized equipment, tanks, and materials, with the exception of a single closable tool box mounted at the front of a pickup truck bed; or
  - i) a vehicle with installed equipment commonly used for a commercial or industrial function, including, but not limited to, tail lifts, loaders, hoists, winches, vises, pumps, and cherry pickers; or
  - j) a vehicle with commercial paraphernalia or equipment strapped or otherwise affixed to the exterior of the vehicle including, but not limited to, tools, ladders, storage containers, and building materials; or
  - k) a vehicle with commercial supplies in plain view, including, but not limited to, building materials, paint buckets, tanks, cans, bags, pesticides, fertilizer, cabling, tools, waste material scrap or debris (as may be determined in the sole and absolute discretion of the Board of Directors); or
  - l) a vehicle with irregular or distinct coloring which, in the sole and absolute discretion of the Board of Directors, creates the appearance of a commercial vehicle.

2. A Commercial Vehicle as defined above, and other vehicles restricted under our regulations, may not be parked in any area of the Community or on the property of any area of any Unit or Lot if visible from a street, even if obscured by a cover. An exception is made for a vehicle that is a commercial vehicle operated by a contractor for a delivery or to perform a service, repair or maintenance work on a Lot or Unit or on a Common Area, but then only for the period of time necessary for the delivery or to perform the work. A Commercial Vehicle may not be parked overnight in the Community.
3. Pursuant to the Windsor Lakes Homeowners Association, Inc. Fine Policy, violations shall be subject to fines subsequent to a 209 Notice which provides 30 days after the Notice is mailed to request a hearing and/or cure the violation.
4. Pursuant to the Windsor Lakes Homeowners Association, Inc Fine Policy, the first fine for Commercial Vehicle Parking is \$50.00, with subsequent fines of \$50.00 per day. Additional violations within six months for the same or a similar violation are subject to continuing fines of \$50.00 per day, and/or turnover to the Attorney for legal action. Each violation initiates a new six month period for ongoing fines and/or turnover to the Attorney for legal action.

The Board of Directors may choose to modify the rules for permitted parking at any time.

APPROVED BY The Board of Directors on the 26 day of August, 2024.

JHV-D  
Vice President

S H Van Dam  
Print Name

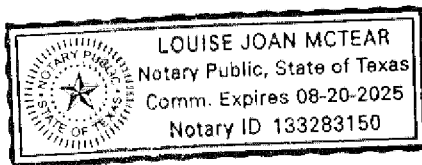
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BOARD OF DIRECTOR RESOLUTION  
CONCERNING PARKING COMMERCIAL VEHICLES IN THE  
WINDSOR LAKES COMMUNITY

THE STATE OF TEXAS

COUNTY OF MONTGOMERY

Before me, a Notary Public, on this day personal appeared S. Harry Van Dam <sup>vice.</sup>, 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 26<sup>th</sup> day of August, 2024.



Louise J. McTeer  
Notary Public, State of Texas

**E-FILED FOR RECORD**

08/29/2024 02:44PM



*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.

**08/29/2024**



*L. Brandon Steinmann*

County Clerk,  
Montgomery County, Texas