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05/19/2014 RP1 \$20.00

# ROLLING FORK OWNERS COMMITTEE, INC.

P. O. Box 40815

Houston, Texas 77240-0815

Tel.No. 713-937-4175, Mailbox #2

Administrative Resolution Number # 2014-1

## ESTABLISHMENT OF COMMERCIAL VEHICLE PARKING POLICY

**Purpose: To establish a commercial vehicle policy within Rolling Fork**

**WHEREAS**, Article 4 of the Articles of Incorporation, and Article V of the By-Laws grant the Board of Directors the power to manage corporation business, and to conduct any other activities for the general benefit and well-being of the members of Rolling Fork Owners Committee, Inc.,

**WHEREAS**, the Declarations for Sections 5 and 6 and the Amended Deed Restrictions for the remaining sections OF 1,2,3, 4, and 7, Block 2 provide for the fiduciary responsibility for maintenance of Rolling Fork,

**WHEREAS**, there is a need to establish, clarify, define, extend, and enforce parking restrictions within the area of the Association, and

**WHEREAS**, it is the intention of the Board of Directors of the Rolling Fork Owners Committee to establish reasonable and equitable rules and regulations concerning commercial vehicle parking and to provide for the enforcement of such rules and regulations,

**NOW, THEREFORE, BE IT RESOLVED THAT** the rules and regulations for parking of commercial vehicles shall be as follows:

No commercial vehicles, including but not limited to, limousines, taxi cabs, trucks with more than six (6) wheels, windowless panel or cargo vans and trucks, or pickup trucks with conduits for pipe, ladder racks, mounted generators, fuel pumps, tanks, welding machines and tool boxes commonly used for commercial activities shall be parked in public view within Rolling Fork;

1. The following policy hereby supersedes any and all other policies which may have been previously enacted by any Board of Directors of the Rolling Fork Owners Committee, Inc., concerning parking of commercial vehicles and enforcement.
2. Commercial Vehicles: Any vehicle, except as otherwise described herein, which openly displays any ladders, ladder racks, pipes, lumber or other construction materials, equipment or debris, including private pick-up trucks which may carry such materials or is registered or licensed for commercial purposes for hire. The term commercial vehicle not be deemed to include law enforcement vehicles or recreational or utility vehicles, (e.g., Broncos, Blazers, Explorers, etc.) or clean "non-work" vehicles such as pick-up trucks, or vans, etc.
3. No vehicles displaying commercial advertising or signage shall be parked within the public view. Commercial advertising signage is defined as lettering, symbols, or logos affixed to the body or window of a vehicle that identifies or is associated with private profit or non-profit entities. No vehicles bearing a "for sale" sign shall be parked within the public view anywhere in Rolling Fork.
4. The absence of commercial signage does not preclude a vehicle from being considered commercial, if it is deemed offensive by the Association.
5. The exception would be for government vehicles which shall not be deemed to be a commercial vehicle and may be parked in the garage or driveway of the home.

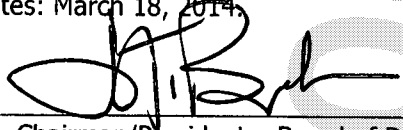
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6. Nothing in this policy would pertain to any vehicle in Rolling Fork temporarily for the purpose of delivering goods or services in Rolling Fork as long as it leaves Rolling Fork when the delivery or service is completed.

This policy was passed with 3 members voting in favor, 1 against and 1 member absent. This policy shall be effective from the date of its acceptance.

Recorded in the Book of Minutes: March 18, 2014.

  
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Chairman/President – Board of Directors

Date: 3/18/2014

**Background:**

- (a) Restriction of commercial vehicles is an important factor of maintaining and enhancing the quality of the community and its property values
- (b) The Board further recognizes the term "commercial vehicle" can hold different meanings for different individuals. As such, it is imperative the term be clearly defined to eliminate confusion and provide for consistent and equitable enforcement.
- (c) In order to minimize the burden placed on homeowners, the Board endeavored to discover the least restrictive definition while balancing the Association's need for enforcement.

HP 201-54-0699

STATE OF TEXAS

COUNTY OF HARRIS

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Before me, the undersigned authority, on this day personally appeared J.T. Burk, President of Rolling Fork Owners Committee, a Texas non-profit corporation, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he/she had executed the same as the act of said corporation for the purpose and consideration therein expressed, and in the capacity therein stated. 100

Given under my hand and seal of office this 18th day of MARCH, 2014.



  
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Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Action Property Management  
11118 Cypress North Houston Rd.  
Houston, TX 77065

COPY

HP 091-54-0700

COPY

UNOFFICIAL

FILED FOR RECORD  
8:00 AM

MAY 19 2014

*Stan Stansit*  
County Clerk, Harris County, Texas

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 19 2014



*Stan Stansit*  
COUNTY CLERK  
HARRIS COUNTY, TEXAS