



CERTIFIED RESOLUTION OF THE BOARD OF DIRECTORS
OF MESA TRAILS HOMEOWNERS' ASSOCIATION, INC. ADOPTING MESA
TRAILS HOMEOWNERS ASSOCIATION, INC. PARKING RULES AND
ENFORCEMENT POLICY

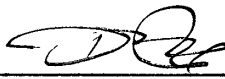
WHEREAS, Mesa Trails Homeowners' Association, Inc., a Texas non-profit corporation, is the "Association" under the terms and provision of that certain Declaration of Covenants, Conditions and Restrictions for Mesa Trails, A Planned Unit Development recorded in Volume 12083, Page 1 of the Official Public Records of Travis County, Texas (the "Declaration").

WHEREAS, the Article 13, Section 13.02 of the Declaration grants the Association, acting through the Board of Directors, the power to adopt rules and regulation for the Mesa Trails Subdivision (the "Subdivision");

WHEREAS, the Association wishes to adopt rules and regulations related to parking in the Subdivision; and

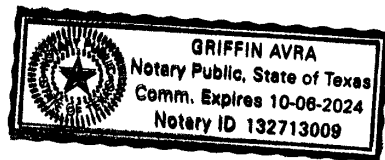
WHEREAS, at the meeting of the Board of Directors of the Association, held on JANUARY 8TH, 2019, at which a quorum of the Directors was present and for which proper and timely notice was given to all Directors, the Board of Directors resolved to adopt that certain Mesa Trails Homeowners Association, Inc. Parking Rules and Enforcement Policy attached hereto as Exhibit "A."

NOW, THEREFORE, BE IT RESOLVED, that the Association hereby adopts the Mesa Trails Homeowners Association, Inc. Parking Rules and Enforcement Policy attached hereto as Exhibit "A." This Mesa Trails Homeowners Association, Inc. Parking Rules and Enforcement Policy shall replace and supersede any previous rules and regulations adopted related to parking in the Subdivision.

By: 
Printed Name: DAVID FOX
Title: SECRETARY

STATE OF TEXAS §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on January 18th 2021, by David Fox, Secretary of the Mesa Trails Homeowners' Association, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.




Notary Public Signature

**MESA TRAILS HOMEOWNERS ASSOCIATION, INC.
PARKING RULES AND ENFORCEMENT POLICY (rev. 2019-01-08)**

The Mesa Trails Homeowner's Association, Inc. ("Association") Board of Directors ("Board") hereby implements the Mesa Trails Parking and Enforcement Policy pursuant to the Declaration of Covenants, Conditions and Restrictions for Mesa Trails, A Planned Unit Development, recorded in Volume 12083, Page 1, Official Public Records of Travis County, Texas; as same be supplemented and amended from time to time (collectively the "Declaration"). The restrictions contained in the Declaration and the Mesa Trails Parking and Enforcement Policy are hereafter collectively referred to as the "Parking Policy."

DEFINITIONS

"Resident" refers to any resident of a home in the Mesa Trails Subdivision.

"Guest" refers to any person visiting a Resident who is not also a Resident.

"Vehicle" refers to two- or four-wheeled motorized transport (automobile, truck, van, motorcycle) normally used for daily personal transportation.

"RV" refers to a motor home, travel trailer, trailer, boat or other recreational equipment not normally used for daily personal transportation.

"Guest Parking Areas" refers to marked spaces adjacent to the swimming pool plus marked spaces located at various inset parking areas along Mesa Trails Circle.

"Overnight" refers to times between the hours of 12:00 a.m. and 6:00 a.m.

I. RESIDENT PARKING

- A. All vehicles shall be regularly parked in the Resident's garage at all times.
- B. No inoperable vehicles may be parked in a Resident's garage unless all vehicles regularly parked at the Resident's home can occupy the garage concurrently.
- C. No inoperable vehicles may be parked outside of a Resident's garage.
- D. Residents may park as many vehicles in the Resident's garage as can fit therein.
- E. Residents may regularly park vehicles in the Resident's driveway if all of the following conditions apply:
 - a) the Resident's garage is filled to its designed capacity with operational vehicles, and
 - b) there are more licensed drivers living at the residence than designed spaces in the garage, and
 - c) no more than two vehicles are parked in the driveway.
- F. Additionally, Residents may regularly park vehicles in the Resident's driveway if any of the following conditions apply:
 - a) the designed capacity of the garage is reduced due to a current Resident's medical necessity for equipment or structures which occupy a garage parking space, or
 - b) construction at the Resident's home temporarily uses the garage for storing materials or equipment (term limited to 3 months), or
 - c) a new Resident temporarily uses the garage for storing furniture or household goods (term limited to 3 months).
- G. Vehicles may only be parked in such a way as they do not inhibit access to or encroach upon another Lot (including Lot 49 which spans each Resident's driveway), common areas, sidewalks, streets, curbs or other Association property.

II. GUEST PARKING

- A. Guests, contractors and/or other assigns, agents, or employees of a Resident shall park in the driveway or garage of the Resident they are visiting.
- B. Guests, contractors and/or other assigns, agents, or employees of a Resident who cannot park in the Resident's driveway or garage shall temporarily park on the street or in designated Guest Parking areas.
- C. Guests, contractors and/or other assigns, agents, or employees of a Resident may only park in a Resident's driveway overnight if the Resident's garage is filled with operational vehicles and one of the following conditions apply:
 - a) the vehicles belong to guests staying overnight with the Resident, or
 - b) the vehicles belong to overnight service providers for a person living in that Resident's home.
- D. Vehicle parking is limited to 7 days per month in designated Guest Parking areas.
- E. RV parking is limited to 3 days per month in designated Guest Parking areas.

III. STREET PARKING

- A. Temporary parking on any street within the Subdivision is only allowed along unpainted curbs.
- B. No overnight parking is allowed on any street within the Subdivision.
- C. Vehicles shall not park so as to impede traffic through, access to or exit from the Subdivision.
- D. Vehicles shall not park so as to impede access to resident or Association property (driveways, mailboxes, gates, easements or pool area).
- E. No parking is allowed in unpaved areas.

IV. EXCEPTIONS

Exceptions to this Parking Policy may be granted only with express written permission from the Association Board of Directors. Requests for exceptions shall be made to the Association's Property Manager during normal business hours.

V. FINES

Violations of this Parking Policy shall be enforced through the application of fines as described in the Association Fee Schedule (2015).

The Board of Directors reserves the right to take any action permitted by the Parking Policy, Texas law, or the Declaration in addition to the above-mentioned Fee Schedule at any time.

Return

DAVID FOX
7913 MESA TRAILS CIR
AUSTIN, TX 78731



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FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

Dana DeBeauvoir, County Clerk
Travis County, Texas

Mar 09, 2021 02:15 PM

Fee: \$34.00

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