

PRESERVE AT ALAMO RANCH
6391 DE ZAVALA RD., STE 223D
SAN ANTONIO, TEXAS 78249
210-561-0606 *210-690-1125 fax
www.preseveatalamoranch.com

June 16, 2017

Dear Homeowners,

This letter is aimed at providing you some important information regarding recent changes within our community. We ask that you take a few moments to review the information below and let us know if you have any questions or concerns.

Parking Policy. As mentioned at the Annual Meeting in March, a Parking Policy has been established and is now approved and recorded. Enclosed you will find a copy of the recorded Parking Policy for the Preserve at Alamo Ranch. Please review this policy with all drivers in your household and make arrangements to park your vehicles in your garage or on your driveway.

Please place this document with your governing documents for the Association.

There will be a ninety day "Grace" period beginning June 26th. During this period, the patrols will monitor parking and report any vehicle in violation of the policy to management. Management will notify the owner of the violation via mail.

After the "Grace" period, any vehicles in violation will be cited and if the violation continues will be fined and be subject to towing if violation is not corrected.

Payment Plan Policy. Enclosed you will also find a copy of the recorded copy of the Payment Plan Policy. Please review the policy and place this with your governing documents for the Association.

If you have any questions, please contact the HOA Board of Directors at preservehoaboard@yahoo.com or DAMC at 210-561-0606 or Ms. Eva Hecox at eva@damctx.com

Thank you for your cooperation.

Eva Hecox, Association Manager
On behalf of the Board of Directors of
The Preserve at Alamo Ranch HOA

SCANNED

PI2-20170094801-6

**NOTICE OF FILING OF
DEDICATORY INSTRUMENT OF
PRESERVE AT ALAMO RANCH HOMEOWNERS ASSOCIATION**

STATE OF TEXAS §
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COUNTY OF BEXAR §

Notice is hereby given to all persons with any interest in or claim to any parts of the property within the Preserve at Alamo Ranch Subdivision that said property is subject to the attached Parking Policy, labeled as Exhibit "A" and incorporated herein.

Thus signed and certified this 17 day of May, 2017.

**PRESERVE AT ALAMO RANCH
HOMEOWNERS ASSOCIATION**

By: Tom L. Newton, Jr.
Tom L. Newton, Jr.
Allen, Stein & Durbin, P.C.
6243 I.H. 10 West, Suite 700
San Antonio, TX 78201

Its Legal Counsel

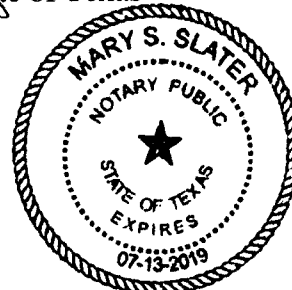
STATE OF TEXAS §
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COUNTY OF BEXAR §

Before me, the undersigned notary public, on this day personally appeared Tom L. Newton, Jr., acting on behalf of the Preserve at Alamo Ranch Homeowners Association, known to me or proved to me by presentation to me of a governmentally-issued identification card to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that they executed it for the purposes and consideration expressed in it.

Given under my hand and seal of office the 17 day of May, 2017.

Mary S. Slater
Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Preserve at Alamo Ranch Homeowners Association
6391 De Zavala Road, Suite 223D
San Antonio, TX 78249
5660001/1520349



**RESOLUTION OF THE BOARD OF DIRECTORS OF ALAMO RANCH HOA, INC
(ALSO KNOWN AS PRESERVE AT ALAMO RANCH HOMEOWNERS
ASSOCIATION) REGARDING PARKING AND TRAFFIC SAFETY POLICIES**

STATE OF TEXAS

COUNTY OF BEXAR

WHEREAS, Alamo Ranch HOA, Inc (hereinafter “the Association”) is a Texas non-profit corporation organized and duly existing under the Texas law; and,

WHEREAS, the Subdivision is subject to certain restrictive covenants, being The Preserve at Alamo Ranch Subordinate Declaration of Covenants, Conditions and Restrictions, executed on June 29, 2007, recorded in Volume 12969, Page 227, Official Public Records of Real Property of Bexar County, Texas, as amended by the First Amendment to The Preserve at Alamo Ranch Subordinate Declaration of Covenants, Conditions and Restrictions, executed on March 10, 2008, recorded in Volume 13386, Page 887, Official Public Records of Real Property of Bexar County, Texas (hereinafter the “Declaration”); and,

WHEREAS, pursuant to the Declaration, Alamo Ranch HOA, Inc, (hereinafter the Association”) has been organized to enforce the Declaration and to preserve values of property within the Subdivision and,

WHEREAS, the Declaration obligates each member of the Association to comply with the rules and regulations promulgated by the Board; and

WHEREAS, the Board has determined that it is in the Association's best interest to develop rules and regulations regarding parking on the Property.

NOW, THEREFORE, BE IT RESOLVED THAT the following rules are adopted with respect to parking and traffic within all areas of the Property:

I. DEFINITIONS

1. Common Area - Areas that are maintained by the Preserve HOA (i.e the Pool parking lot, medians, the green belts, etc.)
2. Non-paved - Areas not specifically paved for parking or driving. This included grass, gravel, pavers and brick.
3. Private Driveway - An individual owner’s lot leading to the individual owner’s garage
4. Private Roads - Paved roads owned and maintained by the Preserves HOA. All applicable legislation (state, county, etc.) are observed on these roads. The HOA has authority to enforce all community rules on these private roads.

5. Recreational Vehicle - Any boat, jet ski or other water vehicle; any trailer or fifth-wheel trailer; any mobile home, motor home or self-contained camper; any pop-up camp/tent trailer or other similar recreation-oriented, portable, or transportable facility; *any vehicle which would not normally be used for daily transportation, or which is not licensed for use on Texas highway.*

II. RULES & REGULATIONS

Homeowner's Responsibilities: All Homeowners are responsible for ensuring that their family members, employees, visitors, guests, tenants and agents observe and comply with all rules and regulations as adopted by the Board of Directors

1. The speed limit throughout all The Preserve neighborhoods is 20 miles per hour
2. A resident's garage and driveway shall be used by the resident, their family members, employees, visitors, guests, tenants and agents prior to parking on the street
3. Overnight parking is defined as beginning at 1 A.M. and ending at 6 A.M. No vehicles are permitted on the street during this timeframe.
4. Limited exemptions may be allowed to the overnight parking policy. All requests for exemptions will be considered on a case-by-case basis.
 - a. Requests for exemptions must be submitted to the HOA Board of Directors (BOD) no less than 48 hours before the exemption is required. Exemptions for Friday, Saturday and Sunday nights must be submitted no later than 5 P.M. of the preceding Wednesday.
 - b. Exemption requests submitted with less than 48 hour before the exemption is required will only be considered for emergencies, at the discretion of the BOD.
 - c. The BOD will review each request and issue an exemption notice.
 - d. Exemptions will be for NO LONGER THAN SEVEN (7) CONSECUTIVE DAYS. Multi-day exemptions will not be issued for non-consecutive days.
 - e. Homeowners can request a new exemption for each ensuing period prior to the end of their current exemption.
 - f. Homeowners may request exemption notice for guests whose vehicles cannot be parked on the homeowner's driveway or in the homeowner's garage.

- g. Homeowners whose driveway or garage cannot be used for parking one of their own vehicle due to a temporary obstructions (i.e. construction equipment) can request exemptions.
5. It is prohibited to park any vehicle on any non-paved common area or on any non-paved private property
 6. Driving or parking on sidewalks is prohibited
 7. Vehicles, either parked or stopped temporarily, may not prevent ingress or egress of another vehicle from any driveway
 8. Vehicles, either parked or stopped temporarily, may not block a sidewalk or extend into the street.
 9. It is strictly prohibited to double park on any street.
 10. No parking within 15 feet of a fire hydrant, mailbox or stop sign.
 11. Vehicles must be parked with the flow of traffic.
 12. Cul-de-sacs: Vehicles parked in a cul-de-sac must be parked parallel with the flow of traffic with both front and back wheels on the passenger side within 18 inches of the curb
 13. Repairs: Only emergency repairs may be made to vehicles in the Preserve's community.
 - a. The Preserves community includes homeowners' driveways, but does NOT include a homeowner's garage.
 - b. Emergency repairs are defined as **flat tires, dead batteries, and broken windshields.**
 - c. Major vehicle maintenance, including but not limited to painting of vehicles, drainage of automobile fluids and engine repairs, are not permitted anywhere in the Preserves' community.
 14. The operation and parking of motorized vehicles in The Preserves' community shall be restricted to paved roadways and ingress/egress via private driveways.
 15. All vehicles in the Preserves' community must be legally registered, insured and operable
 16. Vehicle Storage: Homeowners may not use a private driveway to store vehicles. The following guidelines are used to assess whether a vehicle is stored rather than parked:
 - a. The vehicle has not moved in 30 days
 - b. The vehicle's registration is not current

- c. The vehicle is in an obvious state of disrepair (flat tire, broken windows, major damages, etc.)
- 17. Vehicles determined to be abandoned on the HOA property will be towed at the HOA's discretion. A vehicle is considered abandoned if it is **not parked in a private driveway** and meets either of the criteria listed below:
 - a. If it has not been moved in four (4) days
 - b. If it lacks either a current license plate or valid state registration.
- 18. It is prohibited to park/store recreational vehicles in open view on driveways, or on roadways. All recreational vehicles must be parked/stored out of site when not in use.
 - a. Residents needing to park recreational vehicle on driveways or on roadways in order to prepare the recreational vehicle for use must notify the BOD no less than 72 hours ahead of time.
 - b. Recreational vehicles may only be parked on driveways or on roadways for 48 hours while being prepared for use.
 - c. At no time may a recreational vehicle prevent ingress or egress of another vehicle from any driveway
 - d. At no time may a recreational vehicle block a sidewalk or extend from a driveway into the street

III. ENFORCEMENT

- 1. Enforcement agent will regularly patrol the Preserve at Alamo Ranch
- 2. Enforcement agent upon observing a violation will document the make, model, and license plate and confirm with a photo
- 3. A notice will be placed on the vehicle identifying the violation and provide a time period to resolve the issue
- 4. Enforcement agent on the second sighting/violation will verify the same make, model and license plate number matches with the first notice
- 5. Enforcement agent will forward information to the managing agent
- 6. Managing agent will forward a copy of the Parking and Traffic Safety Policy to homeowner via regular and a demand letter via certified mail fining the homeowner fifty (\$50) dollars.
- 7. Upon third violation the managing agent will have the car towed and post a letter stating that the car was towed with information regarding the towing company.

IV. TOWING POLICY

1. The association shall exercise its right to fine and tow any vehicle determined to be in violation of this policy.
2. The Association shall contract with a professional towing company which is authorized to operate within the area to provide the towing service.
3. The Association shall administer a towing policy for the enforcement agent, the towing company and the managing agent.
4. Enforcement agent shall patrol the community as established by the Board and will report any vehicles found in violation to the association.

Any provision herein which restricts the sale, or use of the described real property because of race is invalid and unenforceable under Federal law
STATE OF TEXAS, COUNTY OF BEXAR
I hereby Certify that this instrument was FILED in File Number Sequence on this date and at the time stamped hereon by me and was duly RECORDED in the Official Public Record of Real Property of Bexar County, Texas on:

MAY 18 2017



Gerard C. Rickhoff
COUNTY CLERK BEXAR COUNTY, TEXAS

Doc# 20170094801 Fees: \$46.00
05/18/2017 4:07PM # Pages 6
Filed & Recorded in the Official
Public Records of BEXAR COUNTY
GERARD C. RICKHOFF COUNTY CLERK

SCANNED

NOTICE OF FILING OF
DEDICATORY INSTRUMENT OF
PRESERVE AT ALAMO RANCH HOMEOWNERS ASSOCIATION

STATE OF TEXAS §
 §
COUNTY OF BEXAR §

Notice is hereby given to all persons with any interest in or claim to any parts of the property within the Preserve at Alamo Ranch Subdivision that said property is subject to the attached Resolution regarding Payment Plan Guidelines, labeled as Exhibit "A" and incorporated herein.

Thus signed and certified this 8th day of June, 2017.

PRESERVE AT ALAMO RANCH
HOMEOWNERS ASSOCIATION

By: Tom L. Newton, Jr.

Tom L. Newton, Jr.,
Allen, Stein & Durkin, P.C.
6243 I.H. 10 West, Suite 700
San Antonio, TX 78201

Its Legal Counsel

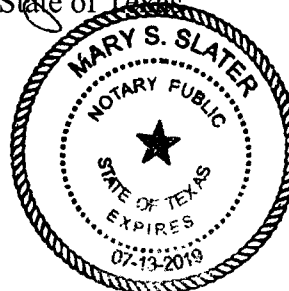
STATE OF TEXAS §
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COUNTY OF BEXAR §

Before me, the undersigned notary public, on this day personally appeared Tom L. Newton, Jr., acting on behalf of the Preserve at Alamo Ranch Homeowners Association, known to me or proved to me by presentation to me of a governmentally-issued identification card to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that they executed it for the purposes and consideration expressed in it.

Given under my hand and seal of office the 8 day of June, 2017.

Mary S. Slater
Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Preserve at Alamo Ranch Homeowners Association
6391 De Zavala Road, Suite 223D
San Antonio, TX 78249
5660001/1527017



**RESOLUTION OF THE BOARD OF DIRECTORS
OF THE PRESERVE AT ALAMO RANCH HOMEOWNERS ASSOCIATION
REGARDING PAYMENT PLAN GUIDELINES**

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF BEXAR §

Pursuant to Section 209.0062, Texas Property Code, Alamo Ranch HOA, Inc., also known as The Preserve at Alamo Ranch Homeowners Association, acting through its Board of Directors, has adopted the following reasonable guidelines to establish an alternative payment schedule by which an owner may make partial payments for delinquent regular or special assessments or other amounts owed to the Association, to-wit:

1. All payment plans must be in writing, signed by one or more owners of the property associated with the delinquent balance, approved by the signature of the President of the Association or the Association Manager, and provide that the owner shall pay future assessments when due, in addition to any arrearage payment due under a payment plan;
2. To be qualified for a payment plan an owner must not have failed to honor the terms of two previous payment plans in the two years prior to a request for a new payment plan;
3. No monetary penalties shall accrue on balances while a payment plan is in effect, but reasonable costs associated with administering the plan and interest shall continue to accrue;
4. Any qualified owner who owes a delinquent balance of \$300 or less shall be allowed, without deliberation by the Board, to pay that balance in three equal consecutive monthly installments, with the first payment due within the first thirty day period following of the approval of the payment plan;
5. Any qualified owner who owes a delinquent balance of more than \$300 shall be allowed, without deliberation by the Board, to pay that balance by paying twenty-five percent of the balance during the first thirty day period following of the approval of the payment plan, with the remaining delinquent balance to be paid in eleven equal consecutive monthly installments;
6. Any owner may submit a request for a payment plan that does not meet the foregoing guidelines, along with whatever information they wish the Board to consider, and the Board may approve or disapprove such payment plan, in its sole discretion; and,
7. If an owner who is not qualified to receive a payment plan asks for a payment plan, the Board shall be entitled to approve or disapprove a payment plan, in its sole discretion.

Any provision herein which restricts the sale, or use of the described real property because of race is invalid and unenforceable under Federal law
STATE OF TEXAS, COUNTY OF BEXAR
I hereby Certify that this instrument was FILED in File Number Sequence on this date and at the time stamped hereon by me and was duly RECORDED in the Official Public Record of Real Property of Bexar County, Texas on:

JUN 09 2017



Gerard C. Rickhoff
COUNTY CLERK BEXAR COUNTY, TEXAS

Doc# 20170111395 Fees: \$34.00
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GERARD C. RICKHOFF COUNTY CLERK