



RIVERSTONE

RIVERSTONE PARKING POLICY

RIVERSTONE HOMEOWNER'S ASSOCIATION, INC.

This Parking policy for Riverstone Homeowner's Association, Inc. ("Policy") is hereby adopted by the unanimous written consent of the Board of Directors of Riverstone Homeowner's Association, Inc. (the "Board");

The property encumbered by this Policy is the property restricted by the Declaration of Covenants, Conditions and Restrictions for Riverstone (Riverstone Homeowner's Association, Inc.) recorded under Fort Bend County Clerk's File No. 2001047889 (the "Declaration"), as same may have been or may be amended from time to time, and any other property which has been or may be annexed thereto and made subject to the authority of the Riverstone Homeowner's Association, Inc. ("RSHOA").

Reference is hereby made to the Declaration for all purposes, and any and all capitalized terms used herein shall have the meanings set forth in the Declaration, unless otherwise specified herein.

WHEREAS, pursuant to the authority granted in Article II, Section 5 of the Declaration of Covenants, Conditions and Restrictions, the Board is vested with the authority to promulgate policies, rules and regulations for RSHOA;

WHEREAS, this Policy shall replace any previously recorded or implemented rules/regulations and/or policies that address the subjects contained herein.

WHEREAS, the Board desires to establish a uniform and systematic procedure.
Any reference made herein to required approval to be obtained from ARC means prior written approval.

This Policy shall replace any previously recorded or implemented Parking Rules that address the subjects contained herein. This Policy are subject to all remedies available to the RSHOA, including those set out in the Dedicatory Instruments governing the Subdivision.

NOW, THEREFORE, IT IS RESOLVED, that the following Policy is hereby unanimously adopted by the Board

Section I.

NON-GATED NEIGHBORHOODS

The following provisions in Article I apply to all Lots located within non-gated Neighborhoods of the Subdivision:

A. Qualified Vehicles-Driveways and Streets:

This Section pertains to non-commercial and non-recreational vehicles such as passenger automobiles, passenger vans, motorcycles, or pick-up trucks that: (i) are in operating condition; (ii) are qualified by current vehicle registration and inspection stickers; and (iii) are in regular use as motor vehicles on the streets and highways of the State of Texas ("Qualified Vehicle"). Regarding the vehicles governed by this Section, any vehicle that does not satisfy the foregoing requirements is considered to be a stored vehicle and must be completely concealed from public view inside a garage or enclosure approved by RSHOA. The RSHOA has sole discretion in determining whether a Qualified Vehicle violates the intent of this provision.



RIVERSTONE.

B. Vehicles in General:

This Section applies to all vehicles, including but not limited to Qualified Vehicles, commercial vehicles and recreational vehicles, as same are described in this Article.

1. Vehicles may not be parked or stored in the Street or driveway if the vehicle's registration/tag is out of date or the vehicle is in a non-operable condition. The intent of this provision is to keep the streets clear and allow for the unobstructed flow of traffic.
2. No vehicle may be parked so as to obstruct or block a sidewalk, parked either wholly or partially on a curb, or be parked on a grassy area.
3. Streets and driveways may not be used to rebuild/repaint vehicles.
4. No vehicle may be driven or parked on any sidewalk or unpaved areas within the Subdivision without prior approval of the RSHOA.
5. No vehicle may be stored upon any Common Area within the Subdivision. The Riverstone Board of Directors has sole discretion to determine whether a vehicle is being stored or properly parked upon a Common Area within the Subdivision.
6. No vehicle may be parked in such a way as to inhibit or adversely affect ingress/egress from a driveway on a daily basis.

C. Commercial Vehicles:

Commercial vehicles, including but not limited to associated machinery, trailers or equipment in use for the construction, repair or maintenance of a Residence, Lot, or Common Area may be temporarily parked in the immediate vicinity of such Residence, Lot or Common Area, but only for the time necessary for such purpose. Commercial vehicles temporarily parked for the purpose of providing a service, making a delivery or picking up materials within the Subdivision are permitted, but only for the time necessary for such purpose.

The RSHOA Board of Directors has sole discretion to determine whether a particular vehicle or any signage on a vehicle is commercial in nature.

D. Recreational Vehicles:

Recreational vehicles, including but not limited to trailers, mobile homes, campers, golf carts, four-wheelers, mini-bikes, go-carts, buses, dirt motorcycles, neighborhood electric vehicles, jet skis and boats, may be stored on Lots as long as the vehicle is completely concealed from public view inside a garage or enclosure approved by RSHOA. Recreational vehicles are not considered vehicles incidental to the Homeowner's use of a Lot and therefore are not permitted to be stored on Lots outside of a garage or enclosure approved by RSHOA for any period of time greater than forty-eight (48) hours, unless written request is received and approved by RSHOA. A recreational vehicle with not more than two axles may be temporarily parked in front of a Lot or on the driveway of a Lot for up to forty-eight (48) hours for loading and unloading only. The RSHOA Board of Directors has sole discretion to determine whether a particular vehicle is recreational in nature.



RIVERSTONE

Section II.

GATED NEIGHBORHOODS

With regard to all Lots located within the gated Neighborhoods of the Subdivision, the following parking provisions apply:

1. Parking restrictions specific to certain gated Neighborhoods may be set forth in the applicable Supplemental Declarations for such gated Neighborhoods. Additionally, gated Neighborhood parking policies have been or may be adopted by the Board that are specific to a particular gated Neighborhood.
2. Vehicles may not be parked or stored in the street or driveway if the vehicle's registration/tags are out of date or the vehicle is in a non-operable condition
3. No vehicle may be parked so as to obstruct or block a sidewalk, parked either wholly or partially on a curb, or be parked on a grassy area.
4. Streets and driveways may not be used to rebuild/repaint vehicles.
5. No vehicle may be driven or parked on any sidewalk or unpaved areas within the Subdivision without prior approval of the RSHOA.
6. No vehicle may be parked in such a way as to inhibit or adversely affect ingress/egress from a driveway on a daily basis.

Parking violations on roads owned by RSHOA shall be enforced as follows:

- RSHOA has posted appropriate signs, locations and wording consistent with Texas Occupancy Code. Per Texas Occupations Code, Title 14, Subtitle A, Chapter 2308, Subchapter G, effective August, 1 2018; Any vehicles left on RSHOA property for more than 48 hours without prior approval of the RSHOA may be towed at the owner's expense with no prior notice.

RSHOA may provide notice by placing a notice/sticker on the vehicle in advance of towing but is not required to do so.

III. **ENFORCEMENT**

Pursuant to Article X, Section 8 of the Declaration, enforcement of the provisions of this policy shall be left to the RSHOA's discretion and may occur only after a violation is reported by a Member and observed by staff. The Owners of any Lot, by virtue of ownership of such Lot within the Subdivision, have contractually covenanted and agreed that the RSHOA has jurisdiction over the public Streets within the Subdivision with regard to this Policy, and that the RSHOA shall have the right without the obligation to enforce the limitations on parking on public Streets imposed by these Parking Rules.

Owners or Occupants of Lots may seek a temporary variance from the relevant provisions of this Policy for their guests; however, any such request for a variance must receive the prior written approval of the RSHOA.



CERTIFICATION

I hereby certify that, as Secretary of the Riverstone Homeowners Association, Inc., the foregoing Riverstone Parking Policy was approved on the 27 day of October, 2023, at a meeting of the Board of Directors at which a quorum was present.

DATED, this the 27 day of October, 2023.

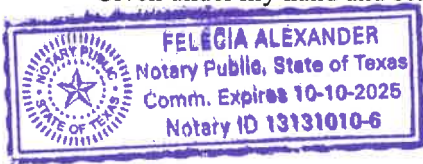
Riverstone Homeowners Association, Inc.

Rob Thompson
Print Name: _____
Secretary

STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

BEFORE ME, on this day personally appeared Rob Thompson, the Secretary of Riverstone Homeowners Association, Inc., known by me to be the person whose name is subscribed to this instrument, and acknowledged to me that s/he executed the same for the purposes herein expressed, in the capacity herein stated, and as the act and deed of said corporation.

Given under my hand and seal this the 27 day of October, 2023.



Felicia Alexander
Notary Public – State of Texas

After Recording, Return To:
Sipra S. Boyd
Roberts Markel Weinberg Butler Hailey PC
2800 Post Oak Blvd., 57th Floor
Houston, TX 77056

Homeowners Association, Inc. • Commercial Property Owners Association, Inc.
18353 University Boulevard
Sugar Land, TX 77479
281.778.2222

RETURNED AT COUNTER TO:

Ryan Evans
18353 University Boulevard
Sugar Land, TX. 77479

**FILED AND RECORDED
OFFICIAL PUBLIC RECORDS**

Laura Richard

Laura Richard, County Clerk

Fort Bend County Texas

October 27, 2023 03:00:05 PM

FEE: \$36.00 RR1

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