

**ELLA CROSSING HOMEOWNERS ASSOCIATION, INC.  
PARKING AND TOWING POLICY**

THE STATE OF TEXAS           §  
   §  
COUNTY OF HARRIS           §

WHEREAS, the ELLA CROSSING HOMEOWNERS ASSOCIATION, (the “*Association*” or “*HOA*”) is the governing body that manages and regulates the subdivision known as Ella Crossing (the “*Subdivision*”);

WHEREAS, the Subdivision is subject to the Association’s governing documents, including the Association’s Declaration of Covenants, Conditions, and Restrictions (the “*Declaration*”), recorded in the Harris County Real Property Records, as the same may be amended;

WHEREAS, pursuant to Texas Property Code Section 204.010(a)(18) the Association, acting through its Board of Directors, has the authority to modify the guidelines as the needs of the subdivision change;

WHEREAS, the Board desires to adopt a new Parking and Towing Policy to establish orderly procedures and rules for the parking and towing of unauthorized vehicles within the Ella Crossing subdivision.

WHEREAS, pursuant to the authority vested in the Association by the Declaration and Bylaws, including Section 10.11, and as required by the Texas Property Code, the following Parking and Towing Policy shall be effective upon recording in the Harris County Real Property Records;

NOW THEREFORE, the following Parking and Towing Policy is hereby adopted and shall be effective upon the recordation in the Harris County Real Property Records:

**PARKING AND TOWING POLICY**

- I. **General Vehicle Ownership and Parking Limits**
  - a. **Vehicle Limit Per Household:**
    - i. A maximum of 4 vehicles per home is permitted with the understanding that you will have two in the driveway and two in the garage.
  - b. **Prohibition of Abandoned Vehicles:**
    - i. Abandoned vehicles are strictly prohibited.
    - ii. An abandoned vehicle includes:
      1. Any vehicle left unmoved or unused for 30 days or more without prior approval from the HOA; or,

2. Any vehicle without valid registration or inspection stickers.

- c. Parking on Grass:
  - i. Parking on grass or landscaped areas is strictly prohibited to preserve the community's aesthetics and prevent property damage.
- d. Street Parking:
  - i. Long-term street parking is discouraged to maintain safety and ease of access for emergency vehicles.
  - ii. Vehicles may not block driveways, mailboxes, fire hydrants, or impede traffic flow.
- e. Commercial Vehicles:
  - i. Long-term parking of 18-wheelers and tow trucks is strictly prohibited in the community. These vehicles are subject to county regulations, allowing a maximum parking duration of two hours and must not obstruct or impede the flow of traffic.
  - ii. Additionally, work vehicles that cannot be parked in driveways without blocking the sidewalk are not permitted within the community for overnight parking. All vehicles that are prohibited must be removed between the hours of 10 pm to 6 am.

II. General Violations and Fines

- a. Fines are listed in the fining policy for the following violations:
- b. Exceeding Vehicle Limit Per Household
- c. Abandoned Vehicles
- d. Parking on Grass or Landscaped Areas
- e. Street Parking Violations
  - i. Includes blocking driveways, mailboxes, fire hydrants, or impeding traffic flow.
- f. Prohibited Commercial Vehicle Parking (18-Wheelers, Tow Trucks, Work Vehicles)
- g. Overnight Parking of Prohibited Vehicles (10 PM - 6 AM)
- h. Excessive Street Driving, Racing, and Noise/Nuisance Violations
  - i. Excessive Street Driving or Racing
  - ii. Extreme Noise or Public Nuisance (e.g., revving engines, loud music)

III. Fining Process

- a. The Board of Directors, by their sole and absolute discretion, will issue fines for violating this policy, as determined by the Fining Policy recorded in the Real Property Records of Harris County.
- b. Notice of Violation
  - i. Violations will be documented, and a written notice will be issued to the resident, detailing the infraction and applicable fine.
- c. Payment of Fines
  - i. Fines must be paid within 30 days of receipt of the notice. Failure to pay may result in additional penalties, including interest charges or legal action.
- d. Appeals

- i. Residents may appeal fines by submitting a written request to the HOA within 15 days of receiving the notice. Appeals will be reviewed, and a decision will be provided within 10 business days.
- e. Escalation for Repeated Violations
  - i. Residents with more than three violations in a calendar year may face additional consequences, including suspension of community privileges or legal proceedings.
- f. Towing and Removal
  - i. Vehicles in violation may be towed at the owner's expense after notice and applicable waiting periods, per local regulations.

[SIGNATURE PAGE TO FOLLOW]

The Board adopts this Parking and Towing Policy for the benefit of the Association and instructs the undersigned to execute this Parking and Towing Policy and to affect their recording.

EXECUTED this 29<sup>th</sup> day of May, 2025.

ELLA CROSSING HOMEOWNERS ASSOCIATION, INC.

By: RJ

Name: Roberta Redding Gaudin

Position: President