

RESOLUTION ADOPTING PENINSULA PARKING GUIDLINES

**FOR
Plum Creek Homeowners Association, Inc (the "Association")**

WHEREAS, the Association, desires to set forth its guidelines for parking in the section 6H Peninsula,

BE IT RESOLVED, that the Association hereby adopts the following guidelines:

This resolution was passed by a unanimous vote of the Board of Directors of the Association on 10/26/21, 2021 to be effective immediately.

Executed this the 29th day of October, 2021.

By: [Signature]

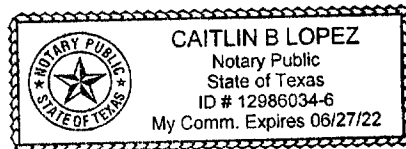
Name: Ranita Nunn

Title: Vice President

STATE OF TEXAS §

COUNTY OF HAYS §

This instrument was acknowledged before me on this the 29 day of October, 2021 by Ranita Nunn, Vice President of and for the Association, for the purposes therein expressed.



[Signature]
Notary Public, State of Texas

Peninsula Parking Guidelines

In accordance with the Supplemental Declarations for 6H the Peninsula, the HOA Board has developed these guidelines to provide additional guidance and clarity on the key points of Article II, Section 2.1. The specific language in this section is included on the last page of this document and summarized here:

- Section 6H owners shall not keep more than two (2) automobiles in such manner as to be visible from any other portion of the Property for any period more than seventy-two (72) hours.
- Because these streets are private streets and not public, no automobile or other vehicles may be parked on the street or adjacent to all or any portion of the Property unless in the event of an emergency or as otherwise approved in writing by the Board.
- Guests/visitors may not park a vehicle on any street within or adjacent to all or any portion of the Property for more than seventy-two (72) consecutive hours unless in the event of an emergency or as otherwise approved in writing by the Board.
- At no time shall any automobile or other vehicle be parked on the lawn within a Section 6H Lot.

Definitions

"HOA Board" or "Board" or "Plum Creek HOA Manager": means the Plum Creek HOA Board or designee, Plum Creek HOA Manager. Also means the Plum Creek HOA Manager or designee, Plum Creek Assistant Manager.

"Section 6H" or "Peninsula": means the real property platted as Plum Creek Phase 1 and 2, Section 6H subdivision in Hays County, Texas. This property commonly known as the Peninsula, which will be used for identification purposes within this document.

"Resident" or "6H Owner" in the Peninsula is any person or persons, entity, or entities, who:

- Owns a home or lot,
- Leases or rents a home,
- Mailing address is a home or lot, or
- Permanent address is a home or lot.

"Guest" or "Visitor" in the Peninsula is any person or persons, entity, or entities who:

- Is not a resident of the Peninsula as defined above,
- Family members of a resident who do not meet the definition above,
- Individuals or entities providing a service to a resident, such as lawn care, deliveries, plumbers, electricians, other types of repair services, movers, etc.

Other vehicles are defined as trailers, graders, trucks other than pickups, boats, tractors, campers, wagons, buses, motorcycles, motor scooters, golf carts, and other types of motorized vehicles.

Requirements

NO PARKING WILL BE ALLOWED ON THE SIDE OF THE STREET MARKED IN RED AS FIRE LANES AS REQUIRED BY THE CITY OF KYLE.

1. Residents are **NOT** allowed to park automobiles or other vehicles on the streets within the Peninsula at any time of the day or night. All residents are expected to park their vehicle(s) in the garage or driveway.
 - a. Residents may **NOT** park more than 2 automobiles on their driveway for more than 72 hours.
2. Residents with driveways that cannot accommodate the length of their vehicle will be allowed to park at an angle across the driveway. Vehicles parked at an angle or vehicles longer than the driveway are allowed to have a small portion of the vehicle extend into the street. A vehicle may extend into the street no more than the distance of from the mid-point of the front wheel to the front bumper or mid-point of the back wheel to the back bumper. The vehicle cannot impede normal traffic.
3. Residents will be allowed to park a vehicle on the Peninsula streets for the purposes of short-term loading or unloading of items to the resident's property or home, such as loading or unloading furniture, landscaping materials, etc., without getting prior Board approval. The vehicle owner must be on-premises and available to move the vehicle immediately in case of emergency.
4. Long-term exceptions will be reviewed on a case-by-case basis and written Board approval must be obtained 5 days before parking on the Peninsula streets. Long-term exceptions will not be for more than 72 hours.
5. The five off-street, short-term off street parking areas within the Peninsula, are available on a first-come, first-serve basis to guests and/or residents. These spaces should **NOT** be used as long-term parking for resident's vehicles and will be monitored. If a vehicle remains in the same short term off-street parking space for more than 72 hours, it will be subject to the enforcement actions indicated below.
6. Guests/Visitors **ARE ALLOWED** to park on the non-fire lane side of the Peninsula streets at any time of the day or night for no more than three (3) days.

Additionally, the vehicles in the short-term off-street parking spaces must be relocated at specific times and date(s) to allow the Peninsula landscaping crew full access to mow and edge the common areas around these spaces. The Plum Creek HOA Manager will determine and announce the times and date(s) for this clean-up to occur. Vehicle owners

are always solely responsible for any damage or loss to their vehicle that may occur while parked in a short-term off-street parking space. The HOA is not responsible for any loss, damage, or debris that may occur during the required maintenance surrounding the short-term off street parking spaces.

Enforcement

1. The Peninsula private streets will be monitored at random times of the day and night by the Plum Creek HOA.
2. For any vehicle parked on the street, the HOA can run the license plate through the Texas DPS database.
3. If the license plate search indicates the registered address of the vehicle owner **is** within the Peninsula and no Board approved exception is on file, the HOA's designated representative will consider the vehicle illegally parked and follow the enforcement actions indicated below.
 - a. If the license plate search indicates the registered address of the vehicle owner **is not** within the Peninsula, the vehicle will be considered belonging to a guest and the license number will be recorded and monitored for compliance with the 72-hour limit.
 - b. Any resident's vehicle parked on the street without a Board approved written exception or a guest vehicle exceeding the 72-hour limit, as determined by the HOA's designated representative, will be subject to the following enforcement actions:
 - a. A written notice will be left on the vehicle notifying the owner they are illegally parked, and the vehicle must be moved within 24 hours.
 - b. If the vehicle remains on the street after the 24-hour warning period, the towing company may be notified to tow the car. Once the call has been placed requesting the tow, the vehicle owner is responsible for all expenses incurred, whether or not the vehicle is towed, including but not limited to towing charge, impound charge, or call cancellation charge. **The charges for towing will be paid directly to the towing company.**

Exception Process

No long-term exceptions will be granted by the HOA Board or the HOA Association Manager.

The HOA Board, or as may be delegated to the HOA Property Manager, will review exceptions on a case-by-case basis. Written approval must be obtained **prior** to parking a vehicle on the street, except in cases of emergency. In an emergency situation, the HOA Property Manager or the HOA Board should be notified of the emergency situation as soon as practical to prevent enforcement actions from being taken.

Some examples of exceptions that may be allowed are included below; but others may also be considered:

- a. Interior or exterior repairs to the home where the driveway and garage is not useable, allowable length of time will depend on the situation.
- b. Campers or travel trailers for the temporary purpose of loading or unloading needing to be parked on the street overnight.
- c. Moving trucks or other types of commercial vehicles for the temporary purpose of moving a resident in or out of a home needing to be parked on the street overnight.
- d. Pods, or other types of moveable storage containers, for the temporary purpose of moving or storing the resident's belongings needing to be parked on the street overnight.

To request an exception, notify the HOA Association Manager through the Online Forms on the Plum Creek HOA website: www.plumcreektxhoa.com. Please allow up to five (5) days for a written response of approval or denial of the exception. The written or emailed approval must be received prior to parking on the Peninsula streets. Submitting a request or having a pending request does not automatically indicate approval.

Examples of allowable and non-allowable parking situations

- Q. Where will the HOA landscape maintenance vehicles or other yard maintenance vehicles park?
A. They will be considered visitors and be allowed to park on the non-fire lane side of the street.
- Q. Where will delivery trucks, repair people, and other commercial type vehicles be allowed to park?
A. These types of vehicles are generally parked short-term for temporary types of services and are considered visitors. They will be allowed to park on the non-fire lane side of the street. The homeowner should be certain any oversized delivery or repair vehicles do not block access to neighboring driveways.
- Q. I am having a birthday party at my residence, where will my guests park?
A. All guests will be allowed to park on the non-fire lane side of the street for no more than 72 hours or park in the five off-street parking areas.
- Q. I am moving into the neighborhood, where can the moving van park?
A. If the moving van will be parked on the street for no more than 12 hours, no special approval is needed. However, if the moving van is parked on the street for more than 12 hours, the new homeowner will need to request an exception and obtain prior written approval from the HOA Board. Additionally, all moving vans should be parked in manner to not block the driveways of the neighboring homes.

Q. I need to park my RV in front of my home to load or unload for my trip. Can I park it on the street?

A. Resident's RVs or campers can be parked on the non-fire lane side of the street for short period of time to load and unload personal items. Any over-night parking of RVs or campers will need to be pre-approved in writing by the HOA Board. Guest's RVs or campers parking on the Peninsula streets will not be allowed.

Q. A family member is coming to visit for the holidays and will be here for a week. Can they park their car on the street for a week?

A. The resident will need to request an exception from the HOA Board for written approval to allow the guest to park for more than the 72-hour limit. These will be considered on a case-by-case basis. The exception must be approved in writing before the guests arrive.

Alternatively, the guest may park in one of the five off-street parking areas.

Q. My college-age child will be home for three weeks between the semesters. Can his/her vehicle be parked on the street?

A. If the student's permanent address is the residence in the Peninsula, the student is considered a resident and will need to park in the resident's garage or driveway of the resident's home or alternatively, in one of the five off-street parking areas.

If the student's permanent address is not a residence in the Peninsula, the student is considered a guest and may park on the street for no longer than 72 hours or alternatively in one of the five off-street parking areas.

Supplemental Declaration for Plum Creek Phase I, Section 6H as Filed and Recorded 11/29/16 in Hays County Clerk's Office, Instrument #16040137

Article II, Supplemental Restrictions

Section 2.1 Unightly Articles: Vehicles.

No articles deemed to be unsightly by the Architectural Review Committee shall be permitted to remain on any Section 6H Lot so as to be visible from adjoining property or public or private thoroughfare. Without limiting the generality of the foregoing, trailers, graders, trucks other than pickups, boats, tractors, campers, wagons, buses, motorcycles, motor scooters, bicycles, and garden maintenance equipment shall be kept at all times, except when in actual use, in enclosed structures or screened from view and no repair or maintenance work shall be done on any of the foregoing, or on any automobile (other than minor emergency repair), except in enclosed garages or other structures. Section 6H owner shall not keep more than two (2) automobiles in such manner as to be visible from any other portion of the Property for any period in excess of seventy-two (72) hours. No automobile or other vehicles may be parked on any alley way, road, or street (whether private or public) within or adjacent to all or any portion of the Property unless in the event of an emergency or as otherwise approved in writing by the Board. Guests and/or visitors may not park a vehicle on any road or street (whether private or public) within or adjacent to all or any portion of the Property for more than seventy-two (72) consecutive hours unless in the event of an emergency or as otherwise approved in writing by the Board. At no time shall any automobile or other vehicle be parked on the lawn within a

Section 6H Lot. Service areas, storage areas, loading areas, compost piles and facilities for handling, drying or airing clothing or household fabrics shall be appropriately screened from view from public or private thoroughfares and adjacent properties, grass, plant waste, shrub or tree clippings, metals, bulk materials or scrap or refuse or trash shall be kept, stored or allowed to accumulate on any portion of the Property except within enclosed structures or appropriately screen from view from public or private thoroughfares and adjacent properties or in areas specifically designated for such purpose on a Plat.

**THE STATE OF TEXAS
COUNTY OF HAYS**

I hereby certify that this instrument was FILED on the
date and the time stamped hereon by me and was duly
RECORDED in the Records of Hays County, Texas.

21059966 RESOLUTION
10/29/2021 11:28:26 AM Total Fees: \$50.00

Elaine H. Cárdenas, MBA, PhD, County Clerk
Hays County, Texas

