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**DEERFIELD VILLAGE COMMUNITY ASSOCIATION, INC.**

**4045 Deerfield Village Drive**

**Houston, Texas 77084**

**Telephone No. 281.463.2624 / Fax No. 281.463.7679**

**Email: deerfield4@sbcglobal.net**

**Website: www.deerfieldvillage.net**

THE STATE OF TEXAS §

§

COUNTY OF HARRIS §

**ASSOCIATION'S PARKING POLICY AND TOWING POLICY**

I. The name of the Subdivision(s) is/are DEERFIELD VILLAGE and DEERFIELD VILLAGE PATIO HOMES.

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see

II. The name of the Association is DEERFIELD VILLAGE COMMUNITY ASSOCIATION, INC. (a Texas Non-Profit Corporation, sometimes referred to herein as the "Association").

for

III. The recording data (i.e., Map or Plat reference) for each Section of the Subdivision, recorded in the Map or Plat Records of Harris County, Texas, is as follows:

- Deerfield Village, Section One - Clerk's File No. E565236;
- Deerfield Village, Section Two - Clerk's File No. E824180;
- Deerfield Village, Section Three - Clerk's File No. G961226;
- Deerfield Village, Section Four - Clerk's File No. F761973;
- Deerfield Village, Section Five - Clerk's File No. J123883;
- Deerfield Village, Section Six - Clerk's File No. M276167;
- Deerfield Village, Section Eight - Clerk's File No. L792807;
- Deerfield Village Patio Homes, Section One - Clerk's File No. E807466;
- Deerfield Village Patio Homes, Section Two - Clerk's File No. H029605; and
- Deerfield Village Patio Homes, Section Three - Clerk's File No. J551385.

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IV. The recording data for the Protective Covenants or Declarations (i.e., "Deed Restrictions") for each Section of the Subdivision, recorded in the Official Public Records of Real Property of Harris County, Texas, is as follows:

- Deerfield Village, Section One - Volume 229, Page 1;
- Deerfield Village, Section Two - Volume 237, Page 44;
- Deerfield Village, Section Three - Volume 256, Page 31;
- Deerfield Village, Section Three Replat - Volume 290, Page 50;
- Deerfield Village, Section Four - Volume 257, Page 13;
- Deerfield Village, Section Five - Volume 306, Page 136;
- Deerfield Village, Section Six - Volume 343, Page 40;

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Deerfield Village, Section Eight	-	Volume 308, Page 146;
Deerfield Village Patio Homes, Section One	-	Volume 235, Page 124;
Deerfield Village Patio Homes, Section Two	-	Volume 243, Page 142; and
Deerfield Village Patio Homes, Section Three	-	Volume 243, page 149.

V. Residents should read, be familiar with and abide by the Protective Covenants or Declarations (i.e., "Deed Restrictions") for the benefit of the Deerfield Village Community, which includes all ten (10) Sections listed in "III" above.

VI. **PARKING POLICY AND TOWING POLICY:** The following Association Parking Policy and Towing Policy was approved by at least a majority vote of the Board of Directors of Deerfield Village Community Association, Inc. (the "Board"), at a duly called Meeting of the Board, at which Meeting a quorum was present:

1. *The Towing Company:* Prior to the effective date hereof, the Association intends to enter into an agreement with a bonded and licensed towing company (the "Towing Company," being based in Harris County, Texas). The Towing Company shall install all of its signage and conduct towing activities only in the designated towing areas, only in accordance with this Policy, in an efficient, safe and businesslike manner, and at all times in compliance with any and all local, State and Federal laws and regulations. Regarding all Restricted Parking Areas, the Towing Company will install all legally required towing-related signage.

2. *Restricted Parking Areas:* This Parking Policy and Towing Policy is applicable to all private parking lots (i.e., common area parking lots), fire lanes and no parking zones located within the Deerfield Village Community. These areas are defined herein as "Restricted Parking Areas."

3. *Prohibition of Overnight Parking in Restricted Parking Areas:* "Overnight Parking" is defined herein as parking of any vehicle (of any nature or type) in a Restricted Parking Area between the hours of 12:01 a.m. and 5:00 a.m. Any such Overnight Parking is prohibited.

4. *Violation and Enforcement Action:* An enforcement action is initiated under this Policy when the Association's Management, or an Association Designee, notes a vehicle parked, kept or stored in violation of paragraph VI(3) above, and/or a vehicle parked, kept or stored at any time in a Fire Lane, No Parking Zone or so as to block ingress/egress to or from a private parking lot.

5. *Penalty for Violating this Policy:* The Association's Board of Directors has adopted the following penalties for violation of this Policy: (a) for a first violation of this Policy (referred to as an "Initial Violation"), a sticker may be placed on the vehicle if so determined by the Association; (b) for a subsequent violation or violations of this Policy (each referred to as a "Final Violation"), the vehicle will be towed, by a bonded, licensed and Harris County-based towing company, and such vehicle will be relocated to a secured holding yard; and (c) any and all costs (including, but not limited to, attorney's fees) incurred by the Association may be charged back to a Member's

assessment account and collected from the Property Owner, and such costs may constitute a statutory lien against the violating Owner's Property.

6. Escalation: Any vehicle parked, kept or stored at any time in a Fire Lane, No Parking Zone or so as to block ingress/egress to or from any private parking lot will be in Final Violation and towed without notice.

7. Property Owner's Responsibilities: All Owners are responsible for notifying any present resident, all guests and any invitees on their Property of this Policy. Any Owners whose tenants, guests or invitees violate the policies and/or parking guidelines set forth herein shall be held liable for any damages to the Deerfield Village Community caused directly or indirectly by any such Violation.

8. Association's Notice for Initial Violation: Regarding an Initial Violation, the Association will apply a sticker to the offending vehicle or vehicles, noting that: (a) the vehicle is parked in violation of this Policy; (b) any vehicle in violation of this Policy is subject to being towed; and (c) providing the Association's contact information and telephone number, so that direct communication may be made with the Association regarding this Policy.

9. Towing of Vehicle: Upon Final Violation, the vehicle will be towed, by a bonded, licensed and Harris County-based towing company, and such vehicle will be relocated to a secured holding yard. The Association Member (Property Owner or Property Owners), the tenant(s), the guest(s) and the invitee(s) shall be liable for all damages, penalties, fines and costs associated with towing, relocation, storage and release of any towed vehicle, as well as any and all affiliated costs.

10. Owner's Appeal and Limitation of Association Liability: A Property Owner may appeal either an Initial Violation or a Final Violation to the Association's Board of Directors. After written notice of such an appeal, which written notice must include any and all factual details and rationale supporting such appeal, is received by the Association and receipt thereof is verified, the Association shall provide a written response within a reasonable period of time as determined by the Association's Board of Directors. Further, in the event a vehicle has already been towed, the Association's liability is **expressly limited only** to refunding the fee charged by the towing company for relocating the vehicle to a secured holding yard. The Association shall **not be liable for** refunding release fees, refunding storage fees, payment of damages and/or payment of any associated costs.

11. In addition to the Policy set forth herein, the Property Owner(s) must also adhere to, and comply with, any and all applicable provisions of the Deed Restrictions regarding the parking or storing of vehicles.

**CERTIFICATION**

“My name is ERIC JEAN-PAUL TOUREILLES. I am fully competent and authorized to make this Affidavit. I have personal knowledge of the facts stated herein, and they are all true and correct. I am the President of DEERFIELD VILLAGE COMMUNITY ASSOCIATION, INC. (the “Association,” a Texas Non-Profit Corporation). I hereby certify that the foregoing Parking Policy and Towing Policy was adopted by at least a majority of the Association’s Board of Directors, and such Parking Policy and Towing Policy Resolution has never been modified or repealed, and is now in full force and effect.”

**DEERFIELD VILLAGE COMMUNITY ASSOCIATION, INC.**

By:   
**Printed name: ERIC JEAN-PAUL TOUREILLES**  
**Office Held: President**

**ACKNOWLEDGMENT**

**THE STATE OF TEXAS** §  
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**COUNTY OF HARRIS** §

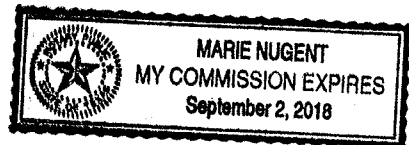
**BEFORE ME, A NOTARY PUBLIC,** on this day personally appeared ERIC JEAN-PAUL TOUREILLES, President of DEERFIELD VILLAGE COMMUNITY ASSOCIATION, INC. (the “Association,” a Texas Non-Profit Corporation and a Texas property owners’ association), known to me to be the person whose name is subscribed to the foregoing instrument and, being by me first duly sworn and declared that he executed same in the capacity and for the consideration therein expressed, and as the act and deed of such Corporation.

**GIVEN UNDER MY HAND AND SEAL OF OFFICE** on this the 2 day of Feb., 2017.

  
**NOTARY PUBLIC IN AND FOR**  
**THE STATE OF TEXAS**

**After recording, return to:**  
Deerfield Village Community Association, Inc. ✓  
4045 Deerfield Village Drive  
Houston, Texas 77084

**Deerfield Village Community Association, Inc. / Parking Policy and Towing Policy**



FILED FOR RECORD

8:00:00 AM

Thursday, March 23, 2017

*Stan Stewart*

COUNTY CLERK, HARRIS COUNTY, TEXAS

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

THE STATE OF TEXAS  
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED; in the Official Public Records of Real Property of Harris County Texas

Thursday, March 23, 2017



*Stan Stewart*  
COUNTY CLERK  
HARRIS COUNTY, TEXAS