

Date: August 1, 2023

TO: Travis Ranch Communities(Travis Ranch, Fieldcrest, Marina, Governor's Lots)

RE: Improper Parking/Vehicle Violation & Procedure

Dear Homeowners and Residents of Travis Ranch Property Owners Association,

Although the parking rules and regulations are actively enforced in Travis Ranch Property Owners Association ("Travis Ranch"), recently the Board of Directors (the "Board") has been receiving requests from Homeowners asking that more frequent or stricter enforcement regarding parking violations be enacted. The disregard for parking rules and regulations in all Travis Ranch Communities has increased over the last 18-24 months and additionally, Association property such as no parking and towing signs are being torn down or vandalized. This is not only a violation of Association rules, but also an added cost to the Association when signs have to be purchased and replaced.

We also are aware that new Homeowners are moving into the community and may not yet be aware of the rules and regulations regarding parking, therefore, we have provided a few excerpts from the Travis Ranch Declaration below. We ask that all Homeowners familiarize themselves with the rules and if your residence is currently rented, please be sure to notify your tenants of the rules to avoid any violation notices and/or possible towing of vehicles.

The following is an excerpt from the Covenants, Conditions and Restrictions ("CC&R's"):

CCR Language

6.19. VEHICLES. All vehicles on the Property, whether owned or operated by the Owners, lessees, Residents, or their respective invitees, families, and guests, are subject to this Section and Rules adopted by the Board. The Board may adopt, amend, and repeal rules regulating the types, sizes, numbers, conditions, uses, appearances, and locations of vehicles on the Property. and may adopt different rules for parts of the Property. Without prior written Board approval the following types of vehicles and vehicular equipment -mobile or otherwise - may not be kept, parked, or stored anywhere on the Property if the vehicle is visible from a street or from another Lot: mobile homes, motor homes, buses, trailers, boats, aircraft, inoperable vehicles, commercial truck cabs, trucks with tonnage over one ton, vehicles which are not customary personal passenger vehicles, and any vehicle which the Board deems to be a nuisance, unsightly, or inappropriate. This restriction includes overnight parking on streets, driveways, and alleys. This restriction does not apply to vehicles and equipment temporarily on the Property in connection with the construction or maintenance of a dwelling. Vehicles that transport inflammatory or explosive cargo are always prohibited from the Property.
The Association may affect the removal of any vehicle in violation of this Section or the Rules without liability to the Owner or operator of the vehicle.

6.21.3. Driveways. The driveway portion of a Lot may not be used for any purpose that interferes with its ongoing use as a route of vehicular access to the garage. Without the Board's prior approval, a driveway may not be used: (1) for storage purposes, including storage of boats, trailers, motor homes, and inoperable vehicles; or (2) for repair or restoration of vehicles.

In response to some frequently asked questions, please see below:

1. If I use a trailer as part of my job, can I park it outside my home? **Answer – NO. Unless loading and unloading and no longer then a 12 hour period.**
2. Can I park my boat or any other recreational vehicle on or off a trailer in my driveway or on the street? **Answer – NO. Unless unloading or loading, all recreational vehicles and trailers must be parked off-site or out of public view.**
3. If I drive a tractor trailer rig as part of my job, can I park in the community for 24 hours? **Answer -NO Semi-trucks with or without the trailer attached are not allowed inside the community and may not be parked anywhere in the community at any time. This does not include trucks**

hauling materials for new construction or other vehicles in the community to perform a delivery should such be necessary.

- 4. Can I store my ATV/Trailer/Small Trailer in my garage? Answer – YES, if completely concealed within the garage. Can I store them in my driveway? Answer – NO.**
- 5. Can I park my vehicle/Recreational Vehicle/Trailer on a street/cul de sac/amenity parking lot as long as it is not blocking anyone's driveway/mailbox/park access? Answer – NO. Must be parked off-site or out of public view.**
- 6. What is an inoperable vehicle? Answer -Any vehicle parked in the street or driveway that has an expired license/inspection tags, or is inoperable in other ways such as, but not limited to, flat tire, vehicle on jacks or blocks, a wrecked vehicle, or other issues that would render the vehicle inoperable by law on roads and highways.**
- 7. Can I park my ATV/Four-wheeler/motorcycle in my driveway or side yard? Answer – NO. All recreational vehicles must be stored out of public view (garage or off-site).**

PLEASE MAKE ARRANGEMENTS TO CORRECT/REMOVE/STORE YOUR VEHICLE/TRAILER/RV/ATV/BOAT, ETC. ACCORDING TO THE ASSOCIATION'S RULES AND REGULATIONS. THE ASSOCIATION WILL ALLOW A GRACE PERIOD OF FIVE (5) DAYS AND THEREAFTER, THE COMPLIANCE DIVISION WILL BEGIN STRICT ENFORCEMENT OF PARKING RULES AND REGULATIONS TO INCLUDE TOWING WHEN NECESSARY.

Beginning **August 6, 2023**, the compliance department will be enforcing and escalating any parking and/or vehicle violations and will implement towing for any vehicle not moved or brought into compliance with the requirements set forth in the violation notice issued.

If your vehicle is towed, you will need to contact:

Southwest Auto Tow(SWAT)

11211 Goodnight Lane

Dallas, Texas 75229

972-247-0045

Thank you for your attention to this matter. If you have any questions regarding this notice, please submit an inquiry via the "Contact Us" tab from the Association's website and select "General Question" or "Compliance" in the drop-down menu.

Regards,

Travis Ranch Property Owners Association, Inc.
Its Board of Directors, in conjunction with,
Essex Association Management, LP, Compliance Division