



## PARKING POLICY

The streets of Falcon Point East are private and are governed by the Declaration (i.e. Rules and Restrictions). Article XI, Use Restrictions, Section 10, Parking and Prohibited Vehicles of the Declaration states, "Overnight parking of any vehicles in the street is prohibited."

At the 2016 Annual Meeting, a majority of the owners present voted in favor of enforcing the Overnight Parking restrictions in the Declaration.

## CLARIFICATION

Since January 1, 2017, an independently contracted towing company is conducting night-time "sweeps" for overnight parking violations. The Board has determined "overnight" to mean after 12 midnight and before 4:00 a.m. The towing company will conduct their random sweeps on the mornings of Monday, Tuesday, Wednesday, Thursday and Friday. This is to allow homeowners the option of having gatherings on the weekends without obtaining a **Temporary Variance**.<sup>i</sup>

In the event you have a legitimate excess vehicle problem and cannot park all of your vehicles in the garage and driveway, you can apply for a **Parking Variance**<sup>ii</sup> and, if granted, you can purchase a parking tag. Parking tags will only be issued to owners who are using their garages and driveways to park vehicles and have shorter driveways due to lot size. To apply, you must submit, in writing, the reason you are requesting a parking variance. Parking tags will have an annual<sup>iii</sup> fee of \$250.00 and will be applied to the HOA Street Fund Account. Only one parking tag per address will be permitted.

## OVERNIGHT PARKING VIOLATION AND TOWING<sup>iv</sup>

**Step One** - The violation is reported to Community Solutions by either (a) the towing company on a random sweep<sup>v</sup> or (b) by specific inspection<sup>vi</sup> with date and time stamped photograph(s) provided by a homeowner<sup>vii</sup> as evidence. Either report will be verified by Community Solutions.

**Step Two** - After verification that a violation is present, Community Solutions will mail a notice via USPS Certified Return Receipt to the address in violation instructing the owner to remove the vehicle, trailer or property in violation within ten (10) days of the dated letter.

**Step Three** - If the matter is not resolved after the 10th day of the dated letter,<sup>viii</sup> the towing company will be instructed by Community Solutions to remove said property at the OWNERS EXPENSE.

**Step Four** - To recover your property, please read the sign posted at the entrance of each gate.

The Certificate of Corporate Resolution of Falcon Point East Homeowners Association, Inc. 'Adopting Enforcement Procedures for Towing and Overnight Parking Violations of the Governing Documents' is recorded in the Real Property Records of Fort Bend County.

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<sup>i</sup> For forms and more information on a Temporary Variance go to [www.CSUTX.COM](http://www.CSUTX.COM)

<sup>ii</sup> For forms and more information on a Parking Variance go to [www.CSUTX.COM](http://www.CSUTX.COM)

<sup>iii</sup> Subject to change.

<sup>iv</sup> Prior to Towing, Step One & Step Two will be implemented.

<sup>v</sup> A warning sticker is issued to violators without a displayed parking tag and reported to Community Solutions.

<sup>vi</sup> A warning sticker is issued to violators without a displayed parking tag.

<sup>vii</sup> Safety First! The property owner may not be in violation, so please follow the law.

<sup>viii</sup> If the owner of the same vehicle, trailer, or property repeats the violation in one (1) year from the original dated letter, said property is considered an automatic tow without a purchased parking tag in view.