

INWOOD PLANNED UNIT DEVELOPMENT  
HOMEOWNERS ASSOCIATION, INC.  
1600 N.E. Loop 410, Suite 202  
San Antonio, Texas 78209

RESOLUTION OF THE BOARD OF DIRECTORS  
REGARDING VEHICLE COVERS

THE STATE OF TEXAS     §  
  §  
COUNTY OF BEXAR       §

WHEREAS, INWOOD PLANNED UNIT DEVELOPMENT HOMEOWNERS ASSOCIATION (hereinafter called the "Association") is a Texas non-profit corporation established pursuant to Articles of Incorporation filed with the Office of the Texas Secretary of State on or about March 28, 1988; and,

WHEREAS, a purpose of the creation and existence of the Association is maintenance and administration of INWOOD PLANNED UNIT DEVELOPMENT, a residential real estate development located in Bexar County, Texas (hereinafter called the "Subdivision"); and,

WHEREAS, the Subdivision is governed by certain restrictive covenants identified with specificity on Exhibit "A" attached hereto and made a part hereof by reference for all purposes (hereinafter collectively called the "Restrictions"); and,

WHEREAS, the Association is governed by the Restrictions, and by the Restated Bylaws of Inwood Planned Unit Development Homeowners Association adopted by the Board of Directors of the Association on or about May 16, 1996 (hereinafter called the "Bylaws"); and,

WHEREAS, Article IV of the Bylaws grants to the Board of Directors of the Association the general power to conduct the business and affairs of the Association, and to administer and enforce the Restrictions; and,

WHEREAS, the Restrictions empower the Board of Directors of the Association to establish rules and regulations related to parking and storage of vehicles, equipment and other property on Lots and Common Facilities (as those terms are defined in the Restrictions), to ensure the preservation and appearance of the Subdivision as a first class residential neighborhood; and,

WHEREAS, the Board of Directors of the Association has determined that it is appropriate and in the best interests of the Subdivision to adopt rules concerning vehicle coverings, in order to ensure the preservation and appearance of the Subdivision as a first class residential neighborhood;

**NOW, THEREFORE, BE IT RESOLVED THAT**, pursuant to the authority granted to the Board of Directors of the Association in the Restrictions and Bylaws, and in order to assure an attractive community, the Board of Directors establishes rules and procedures as follows:

**Vehicle Covers.** Vehicle covers in public view must be of a commercial manufacture, and shall also be:

- A. Beige, tan, light grey, green, black or a color that blends with the surroundings; and,
- B. Fitted, installed, and secured so as to prevent undue sagging and flapping in the wind; and,
- C. Maintained in good condition so as not to become unsightly.

No other type of vehicle cover shall be permitted on any vehicle which is parked, stored or located in any location that is visible from the street or another Lot.

**Written Notice of Violation.** The Board or Managing Agent of the Association shall notify the vehicle owner in writing of the specific violation and include a copy of this Resolution. A copy of the notice shall be mailed to the vehicle owner via first class and certified mail. If the offending vehicle is owned or operated by a guest of an Owner of a Lot, the Owner shall be notified. The notice will allow ten (10) days to cure the violation without imposition of any penalty, unless the Owner has been sent a similar notice in the preceding six months.

**Legal Action.** If the offending vehicle cover remains after the deadline indicated in the written notice, or is a repeat offender within a period of six months preceding the violation notice, the Association may pursue further legal remedies, and the Owner will be held responsible for all costs, expenses and attorney's fees connected thereto.

**Right of Appeal.** The vehicle owner, if an Owner of a Lot, has the right of appeal of each violation notice. Such appeal notice must be received in writing by the Board or Managing Agent within thirty (30) days of the Owner's receipt of the notice of violation. If the vehicle belongs to a family member, renter or guest, the appeal must be made by the Lot Owner or the Owner's management agent. Once a timely appeal notice is received, the Board will hold an appeal meeting within thirty (30) days to review the matter with the vehicle owner (or Lot Owner or management agent if vehicle is owned by a renter or guest). The appeal meeting may be postponed for up to ten (10) days at the request of either the Owner or the Board of Directors. If the appeal meeting does not take place within the deadlines specified herein, the matter is considered dropped and concluded in favor of the Owner. The Board's decision on the appeal is final. If the appeal is rejected, legal action may be commenced immediately by the Association.

**Collection Provision.** All costs and expenses necessary to enforce this policy will be levied against the Owner of the Lot involved, and shall be an assessment against the owner's property, subject to all lien and collection powers of the Association.

By their signatures below, the President and Secretary of the Association certify that the foregoing Resolution was adopted by the Board of Directors of the Association

Recorded in the Association's records on the 10<sup>th</sup> day of March, 2005.

INWOOD PLANNED UNIT DEVELOPMENT  
HOMEOWNERS ASSOCIATION

By: \_\_\_\_\_  
Barbara Lowry, Administrator

THE STATE OF TEXAS           §

COUNTY OF BEXAR           §

Before me the undersigned authority, on this day personally appeared Barbara Lowry, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office on this the 10<sup>th</sup> day of March, 2005.

\_\_\_\_\_  
Notary Public, State of Texas

**AFTER RECORDING RETURN TO:**  
Inwood Planned Unit Development  
1600 Loop 410, Ste #202  
San Antonio, Texas 78209

