

**PARKING RULES AND REGULATIONS  
OF THE SUTTON PLACE I TOWNHOUSES ASSOCIATION, INC.  
SUTTON PLACE I TOWNHOUSES**

These Parking Rules and Regulations are in addition to the Articles of Incorporation, Bylaws, Condominium Declaration for Sutton Place I Townhouses and Rules and Regulations of the Sutton Place I Townhouses Association, Inc., which constitute the governing documents. Violations of these Parking Rules and Regulations are subject to the enforcement regulations under the governing documents.

These Parking Rules and Regulations do not supersede or change the Articles of Incorporation, Bylaws, Condominium Declaration for Sutton Place I Townhouses (the "Declaration"), or the Rules and Regulations of the Sutton Place I Townhouses Association, Inc. in any manner. They do have the same status of law and enforceability.

Wherever the word "owner" or "homeowner" appears, if used in this document, it will include any and all tenants and/or occupants. All rules and regulations herein will apply to all tenants and/or occupants.

Owners shall be responsible for tenants/occupant's actions or misconduct and adherence to the Parking Rules and Regulations of the Association. Each Homeowner shall be responsible for providing tenants with a current copy of the Association Parking Rules and Regulations.

All of the rules and regulations herein may be changed or added to at any time by the Association. Any consents granted hereunder may be revoked for due cause.

**1. VEHICLES**

- A. Inoperable vehicles, including vehicles with flat tires or vehicles that leak excessive fluids, cannot be parked within the Association for longer than 72 hours. If street parking and/or common temporary parking area over 72 hours is needed, an email request must be sent to the Property Management Company for board review and approval. The Board of Directors will respond within 72 hours via e-mail. If prior approval is not received, and at the discretion of the Board of Directors, vehicles will be towed without notice at owner's expense.
- B. Vehicles with registrations expired over 90 days, missing license plates, and/or expired dealer plates cannot be parked on any street, driveway and/or common temporary parking area for longer than 30 days. If parking in these areas for periods over 30 days is needed, an email request must be sent to the Property Management Company for Board review and approval. The Board of Directors will respond within 72 hours via e-mail. If prior approval is not received, and at the discretion of the Board of Directors, vehicles will be towed without notice at owner's expense.



- C. No street or common temporary area parking over 48 hours is allowed without prior written approval from the Board of Directors. If parking in these areas for periods over 48 hours is needed, an email request must be sent to the Property Management Company for board review and approval. The Board of Directors will respond within 48 hours via e-mail. If prior approval is not received, and at the discretion of the Board of Directors, vehicles will be towed without notice at owner's expense.
- D. No parking is allowed in any prohibited space, an emergency zone, in front of a fire hydrant, in a fire zone, and/or any other Owner's parking space-or garage entrance. Vehicles parked in violation of this rule will be towed without notice at owner's expense.
- E. No commercial vehicles in excess of three-quarters of a ton shall be parked within the Association for a period longer than 24 consecutive hours.
- F. Trailers, trailer hitches and boats shall not be parked within the Association for a period longer than 48 consecutive hours.
- G. No parking is allowed in any common area. Owners of vehicles parked in a common area will be given a warning. Second and subsequent offenses will result in fines and/or vehicles being towed without notice at owner's expense.

## **II. GENERAL PROVISIONS**

- A. All motor vehicles shall be parked wholly within the parking spaces marked on the common elements so as not to obstruct or reduce the adjacent spaces for other vehicles.
- B. Only vehicles that have been registered with the Association may be parked in either a general or reserved parking space.
- C. These parking rules shall be made without regard to the number of vehicles owned by, registered to, or in the possession of the occupants of a unit.
- D. No motor vehicle shall be parked in violation of any posted sign. No more than one vehicle shall be parked in any designated space, with the exception of two motorcycles in the same space.
- E. No motor vehicle shall be parked on any area designated for pedestrian use.
- F. No motor vehicle shall be parked in such a manner or area that obstructs the safe, free flow of vehicular traffic or obstructs the movement of other vehicles into and out of the common elements.



- G. Any vehicle parked in a fire lane is subject to immediate towing at the vehicle owner's risk and expense.
- H. No junk or derelict vehicle shall be parked on the Condominium Property at any time. Any motor vehicle, trailer or semi-trailer that cannot be operated in its existing condition because the parts necessary for operation, such as, but not limited to, tires, wheels, windshield, engine, drive train, driver's seat, steering wheel or column, gas or brake pedals, are removed, damaged, or destroyed, or has a deteriorated body condition, shall be deemed to be a junk or derelict vehicle, regardless of the display of valid state license/registration or inspection sticker.
- I. No vehicle shall remain on the Condominium Property unless it has current registration tags and plates and a current inspection sticker.
- J. Any vehicle the owner of which cannot be identified and/or located shall be deemed an abandoned vehicle.
- K. Except for minor emergency repairs, the repairing of vehicles, including the painting thereof, is not permitted at any time on the common elements. The intentional drainage of any motor vehicle fluids is prohibited.
- L. Washing and cleaning of vehicles is not permitted on the Common Elements of the Condominium.
- M. No individual may erect signs or place initials, numbers, or storage containers, or make any other additions or alterations to any parking spaces without the prior written consent of the Board of Directors.
- N. Parking spaces are designated only for the parking of approved motor vehicles. No other items or articles of any kind may be stored in the Common Element parking spaces.
- O. The Board of Directors has the sole authority to promulgate, adopt and amend these parking rules.
- P. Owners of units whose residents and/or guests violate this policy shall be held liable for any damages to the community caused directly or indirectly by the violation to include the cost of enforcement which shall also cover legal costs.

### III. ENFORCEMENT

#### A. Scope of Enforcement

- 1. Any vehicle that is parked in violation of these Rules and Regulations shall



be deemed to be parked without permission of the Association and subject to enforcement as provided herein. Any vehicle parked in violation of these Rules and Regulations is subject to towing and being stored at the owner's sole expense and risk.

2. Residents shall be responsible for the conduct of their guests, tenants, contractors and visitors.

**B. Enforcement Procedures**

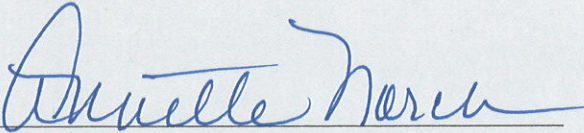
1. Parking space violations may be called in to the Association's management agent between 9:00 a.m. and 4:00 p.m., Monday through Friday, at (915) 581-0900.
2. The El Paso Police Department may be called to ticket and/or tow a vehicle that is parked in a fire lane or blocking a fire hydrant. The Board of Directors reserves the right to tow from fire lanes via a random patrol.
3. The Board of Directors shall cause to be erected signs on the Common Elements notifying residents that any vehicle illegally or improperly parked on the Common Elements may be towed without notice at the vehicle owner's sole risk and expense. Such signs shall comply with the requirements of the El Paso City Code and State of Texas Occupations Code for towing vehicles off of private property.
4. The Board of Directors shall engage a towing company to monitor the Common Elements for unregistered or illegally or improperly parked vehicles. Such vehicles may be towed at the vehicle owner's sole cost and expense. The tow company shall monitor and have authority to tow unregistered or illegally parked vehicles.

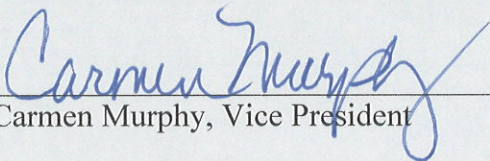
The regulations herein stated are subject to additions, modifications and amendments by the Association's Board of Directors, and any consent or approval given or required under these rules and regulations may be added to, amended, or replaced at any time by a resolution of the Board of Directors.

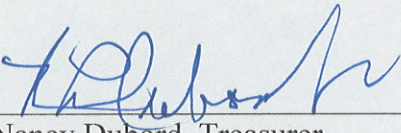


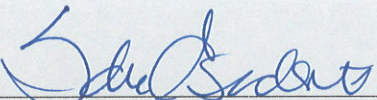
FAILURE TO COMPLY WITH THE RULES IN THIS SECTION, THE COVENANTS, OR ANY OTHER GOVERNING DOCUMENT OF THE SUTTON PLACE I TOWNHOUSES ASSOCIATION, INC. WILL SUBJECT THE HOMEOWNER TO A FINE OF AT LEAST \$50.00 FOR EACH MONTH OF NON-COMPLIANCE

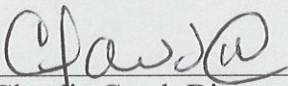
The aforementioned Parking Rules and Regulations are adopted by resolution of the Directors on November 26<sup>th</sup>, 2018.

  
Annette Norch, President

  
Carmen Murphy, Vice President

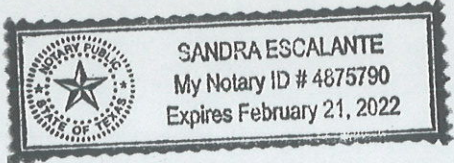
  
Nancy Dubord, Treasurer

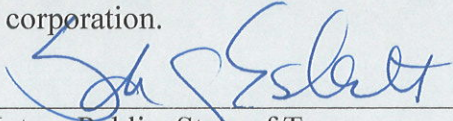
  
Sandra Escalante, Secretary

  
Claudia Creel, Director

STATE OF TEXAS           §  
  §  
COUNTY OF EL PASO   §

This instrument was acknowledged before me on the 9<sup>th</sup> day of December 2018 by Annette Norch, President of the Board of Directors of Sutton Place I Townhouses Association, Inc., a non-profit corporation on behalf of said corporation.

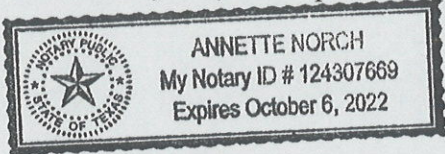


  
Notary Public, State of Texas



STATE OF TEXAS       §  
                                  §  
COUNTY OF EL PASO   §

This instrument was acknowledged before me on the 4th day of December 2018 by Carmen Murphy, Vice President of the Board of Directors of Sutton Place I Townhouses Association, Inc., a non-profit corporation on behalf of said corporation.



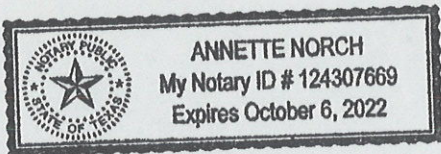
Annette Norch  
Notary Public, State of Texas

STATE OF TEXAS  
COUNTY OF EL PASO  
ET AL  
#124307669  
#124307669  
#124307669

SCANNED

STATE OF TEXAS       §  
                                  §  
COUNTY OF EL PASO   §

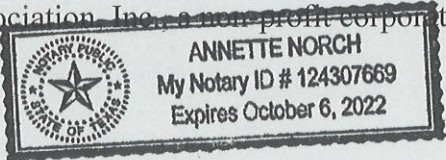
This instrument was acknowledged before me on the 3rd day of December 2018 by Nancy Dubord, Treasurer of the Board of Directors of Sutton Place I Townhouses Association, Inc., a non-profit corporation on behalf of said corporation.



Annette Norch  
Notary Public, State of Texas

STATE OF TEXAS       §  
                                  §  
COUNTY OF EL PASO   §

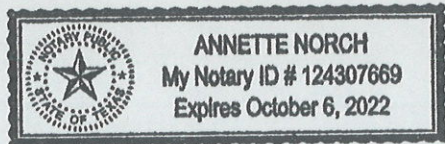
This instrument was acknowledged before me on the 9th day of December 2018 by Sandra Escalante, Secretary of the Board of Directors of Sutton Place I Townhouses Association, Inc., a non-profit corporation on behalf of said corporation.



Annette Norch  
Notary Public, State of Texas

STATE OF TEXAS       §  
                                  §  
COUNTY OF EL PASO   §

This instrument was acknowledged before me on the 3rd day of December 2018 by Claudia Creel, Member of the Board of Directors of Sutton Place I Townhouses Association, Inc., a non-profit corporation on behalf of said corporation.



Annette Norch  
Notary Public, State of Texas



Doc# 20180094347  
#Pages 6 #NFPages 1  
12/13/2018 11:08:35  
Filed & Recorded in  
Official Records of  
El Paso County  
Dalia Briones  
County Clerk  
Fees \$46.00

7  
MF

**SCANNED**



EL PASO COUNTY, TEXAS

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded by document number in the Recording Division of Real Property in El Paso County.

*Dalia Briones*

