

LAKES OF COPPELL OWNERS ASSOCIATION, INC.

PARKING POLICY

WHEREAS, the Board of Directors (the "Board") of Lakes of Coppel Owners Association, Inc. (the "Association") finds there is a need to establish orderly procedures for the enforcement of the parking of vehicles within Lakes of Coppel pursuant to the covenants and restrictions of the Declaration and Master Deed for the Lakes of Coppel (the "Declaration").

NOW, THEREFORE, IT IS RESOLVED that the following procedures and practices are established for the enforcement of the parking of vehicles within Lakes of Coppel and the same are to be hereby known as the "Parking Policy" of the Association:

1. Section 9.02(d) of Article IX of the Declaration provides, in part, as follows:

No noxious or offensive activity shall be conducted on any Estate nor shall anything be done thereon which is or may become an annoyance or nuisance to the other Estate Owners. The Architectural Review Committee, in its reasonable discretion, shall determine what constitutes a noxious or offensive activity.

2. Section 9.02(i) of Article IX of the Declaration states that any truck, bus, boat, boat trailer, trailer, mobile home, campmobile, camper, recreational vehicles or any vehicle other than a conventional automobile shall be stored, placed or parked within the garage of the Estate and concealed from view.

3. The ARC has determined that the keeping, storing and maintaining of certain vehicles and automobiles on Estates constitutes an annoyance or nuisance to other Estate Owners and a Violation of Section 9.02(d) of the Declaration. Accordingly, the Board and the ARC have resolved as follows with respect to the parking, storing or maintaining of vehicles on Estates:

All vehicles parked in Lakes of Coppel must be in proper working condition. Junked vehicles are prohibited from being parked or stored in Lakes of Coppel unless they are stored or maintained in a garage and completely concealed from the view of other Estates, the Common Areas and the streets. "Junked vehicle" shall mean a vehicle that is self-propelled and inoperable and (i) does not have lawfully attached to it an unexpired license plate (sticker) or a valid motor vehicle inspection certificate, (ii) is wrecked, dismantled, partially dismantled or discarded, or (iii) has remained inoperable for a single continuous period of more than thirty (30) days within a given six (6) month period. Furthermore, vehicles which are in poor aesthetic or physical condition, as determined by the Board or the ARC, may not

be parked, stored or maintained in the Lakes of Coppell unless stored or parked in a garage and completely concealed from the view of other Estates, the Common Areas and the streets.

Any vehicle or item parked or stored in Lakes of Coppell in violation of Section 9.02(i) of the Declaration or this Enforcement Policy may be towed by the Association at the expense of the Estate owner and/or the vehicle owner. Specifically, pursuant to Article IV, Section 4.05 of the Declaration, any costs incurred by the Association in having a vehicle towed shall become an individual assessment against the Estate Owner and the Estate itself. Such assessment, if not paid, will be collected pursuant to Section 4.05 of the Declaration.

4. Fines. In addition to the above, the Board, the ARC or its agent may impose against the Estate and its Owner a fine in the amount of \$25.00 per day for violations of this Parking Policy.

5. Definitions. The definitions contained in the Declaration are hereby incorporated herein by reference.

IT IS FURTHER RESOLVED that this Parking Policy is effective upon adoption hereof, to remain in force and effect until revoked, modified or amended.

This is to certify that the foregoing resolution was adopted by the Board of Directors at meeting of same on August 19 1999, and has not been modified, rescinded or revoked.

DATE: 8/21/99


Secretary