

Dear Homeowner,

All communities have changing aspects over the years, ours is not an exception.

We have more children playing, more people enjoying the walking trail, and more neighbors using our newly renovated pool, and the pavilion.

It is important we observe our Bylaws and guidelines to ensure a community that is not only enjoyable but maintains an environment of safety.

Attached is a partial section of the Design Guidelines as amended May 2021, regarding parking and speeding. Please read and observe these rules as they are **fin**ed offenses.

Important Highlights:

- Speed limit s 25mph for streets and 10mph for alleys, if there are any parked vehicles be mindful that a child or dog could suddenly dart out in front of your vehicle.
- Vehicles must not block or park in front of any neighbor's mailbox or driveway (if you are having guests or workmen over, please advise them of this rule)
- Be courteous and park in front of your house, not your neighbors if you need to temporarily do so.
- Always be mindful that emergency vehicles need a lot of room maneuver.

If you do not have a copy of the Design Guidelines, contact Nancy at SBB, 972-960-2800 to obtain a copy. Please also be mindful that any improvements i.e., painting, landscaping, roof replacement, fences, etc. require the submission of an ARC from PRIOR to any improvement being made.

Thank you for your cooperation.

Highland Creek Manor Board of Directors.

**AFTER RECORDING, PLEASE RETURN TO:**

**Judd A. Austin, Jr.**  
**Henry Oddo Austin & Fletcher, P.C.**  
**1700 Pacific Avenue**  
**Suite 2700**  
**Dallas, Texas 75201**

**TWELFTH SUPPLEMENTAL CERTIFICATE AND MEMORANDUM  
OF RECORDING OF DEDICATORY INSTRUMENTS  
FOR  
HIGHLAND CREEK MANOR HOMEOWNERS ASSOCIATION, INC.**

STATE OF TEXAS           §  
  §  
COUNTY OF COLLIN       §

The undersigned, as attorney for the Highland Creek Manor Homeowners Association, Inc., for the purposes of complying with Section 202.006 of the Texas Property Code and to provide public notice of the following dedicatory instrument affecting the owners of property described on Exhibit B attached hereto, hereby states that the dedicatory instrument attached hereto is a true and correct copy of the following:

- ***Design Guidelines for Highland Creek Manor Homeowners Association, Inc. (Exhibit A).***

All persons or entities holding an interest in and to any portion of property described on Exhibit B attached hereto are subject to the foregoing dedicatory instrument. The attached dedicatory instrument replaces and supersedes all previously recorded dedicatory instruments addressing the same or similar subject matter and shall remain in force and effect until revoked, modified or amended by the Board of Directors.

4. The BOD in its sole discretion may determine that any or all operation of drones is unsafe and will file a complaint with the FAA. The operator may face civil penalties, including revocation of a pilot's license.

5. Owner must sign an Acknowledgement of all the above conditions.

39. **Parking Guidelines.**

- A. Each Owner, Resident or Member must park their vehicles in their garage or driveway. If the number of vehicles exceeds an Owner, Resident or Member's ability to park in their garage and driveway, a Special Permit is required to accommodate additional vehicles.
- B. Vehicles must not be parked on the grass, sidewalk or any unpaved portion of any Lot.
- C. Leaving an unattended vehicle or other private property standing or parked in a street or alley for a continuous period of time longer than 24 hours is prohibited.
- D. A Guest Permit is required to accommodate vehicles belonging to an Owner, Resident or Member's overnight guests, care-givers or other invitees requiring an extended stay of more than 24 hours.
- E. Vehicles needing repair or maintenance work must not be parked in a driveway, street or alley but must be stored in the garage until repaired.
- F. PODs or any other storage units must be placed in the driveway and cannot remain on the property for more than seven (7) days without prior approval from the ARC.
- G. Vehicles must not park on any street or alley when the vehicle constitutes a hazard to itself, to persons or other vehicles and/or prevents emergency vehicles from having a clear access to any street or alley.
- H. All permissible street parking must be in the direction of the flow of traffic with the right-hand wheels of the vehicle no more than 18 inches from the edge of the street.
- I. Cul-de-sac parking (with the exception of any "Guard Parking Only" signs) must be flush with the curb so that the vehicle does not protrude in the street making it difficult for emergency vehicles or other traffic to turn around properly.
- J. Vehicles must not block or park in front of any neighbor's mailbox or driveway;
- K. Vehicles must be parked at least 10 feet away from any stop sign, fire hydrant, alley entrance or exit and must not park in any area designated as a fire lane or no parking area.
- L. No speeding is allowed in the neighborhood. **25 MPH** is the speed limit for the streets and **10 MPH** is the speed limit for alleys.

Violations of the parking guidelines will result in warnings to the homeowner and subsequent fines if violations continue. Fines will be assessed in accordance with HOA guidelines established by the HOA Board of Directors. Non-payment of assessed fines

may result in collection activity, in accordance with HOA guidelines. In addition, any vehicle parked in violation of this section may be towed at the vehicle owner's expense. Violations may also be subject to penalties pursuant to Section 28 of the City of Dallas, Texas Code of Ordinances.

40. **Notification of Infringement.** A homeowner will be notified when an infringement has occurred in relation to the Design Guidelines. When the infraction is not corrected within the time frame, as written in the violation enforcement document, the homeowner will incur monetary fines. Cost of postage, attorney fees and court costs, if necessary, will be paid by the homeowner.
41. **Powers of ARC.** The ARC has the right to revise guidelines and restrictions, and the power to grant variances, waivers, tolerances or modifications of the standards set forth with the covenants and the design guidelines under circumstances and conditions deemed reasonable, appropriate and prudent by the ARC.