

RP Parking & Towing Policy

Effective Date: TBD

1. Authority & Purpose

This Parking & Towing Policy is established under the authority granted to the Regency Point HOA Board by Section 1.19 of the Declaration, which allows the Board to adopt enforceable rules and regulations. The policy complies with:

- Texas Property Code, Chapter 209 – HOA governance and enforcement rules
- Texas Occupations Code, Chapter 2308 – Towing regulations for private property
- Texas Transportation Code, Chapter 545 – Fire lane and emergency access laws

2. General Parking Rules

- Designated Parking Only – Vehicles must park in marked spaces only.
- No Parking on Grass – Parking on lawns or landscaped areas is prohibited unless a special event is designated by the HOA.
- No Double Parking – Vehicles must be within parking space lines and may not take multiple spaces.
- Fire Lane & Emergency Access – No parking in fire lanes or any area designated for emergency vehicle access. Violators are subject to immediate towing without notice.
- No Blocking Driveways or Entrances – Blocking property access, garages, or dumpster areas is prohibited. Violators are subject to immediate towing without notice.

3. Resident & Visitor Parking Rules

- Resident Parking Limit – In addition to private driveway parking, each household may park up to two (2) vehicles in the designated resident parking areas. Additional vehicles must use visitor parking and are subject to Visitor Parking Restrictions.
- Visitor Parking Restrictions – Guests may park only in designated visitor spaces for up to 7 consecutive days within a 30-day period, unless approved in writing by the Board.
- Temporary Parking Exceptions – If a resident needs to park in a restricted area for a short duration (e.g., for loading/unloading purposes), they must turn on their vehicle's hazard lights (flashing lights) and place a note with contact information on their windshield if their vehicle is left unattended. If the owner cannot be reached, the vehicle may be towed.

4. Prohibited Vehicles & Storage

- Boats, Trailers, and RVs – May only be parked in designated areas for a maximum of 7 days in a given 30-day period. Extensions must be approved by the Board.
- Abandoned or Inoperable Vehicles – Any vehicle with flat tires, expired registration, or visibly inoperable condition is subject to removal.
- The HOA will issue a written warning allowing the owner 48 hours to correct the issue before towing.
- Vehicles Under Repair – No extended maintenance (e.g., jacks or blocks overnight) is allowed in parking spaces. Repairs must be done in the resident's garage or driveway.

5. Towing & Enforcement: **ALL towing fees are the responsibility of the vehicle's owner.**

Towing Without Notice (Immediate Towing Cases) - Per Texas Occupations Code 2308.253, vehicles parked in the following locations may be towed immediately without prior notice:

- Fire lanes or emergency access zones – (Texas Transportation Code 545.302 & local fire code)
- Blocking driveways, garages, or community entrances/exits – (Texas Property Code 209.006)

- Blocking a dumpster or utility access (water, electric, gas meters, etc.) – (Texas Occupations Code 2308.252)
- Abandoned vehicles that pose a safety hazard (e.g., leaking fluids, shattered glass, obstructing roadways) – (Texas Occupations Code 2308.251)

NOTE - In these cases, towing enforcement does NOT require prior homeowner notification.

Towing With Prior Notice (24-48 Hour Warning Required) - For all other non-emergency parking violations, the HOA must provide a written warning at least 24-48 hours in advance before towing. This applies to:

- Resident exceeding parking limits (more than two vehicles in resident parking)
- Visitors exceeding time limits (7-day rule)
- Derelict/inoperable vehicles (expired registration, flat tires, etc.)
- Boats, trailers, or RVs exceeding posted time limits
- 24-HR vs. 48-HR Timeframes
 - 24-hour warning for short-term violations (e.g., unauthorized guest parking, resident parking violations).
 - 48-hour warning for long-term issues (e.g., abandoned/inoperable vehicles, overstaying in visitor parking).

NOTE - Owners will receive written notice, with a deadline to correct the violation before towing occurs.

Violation	First Offense	Second Offense	Third Offense & Beyond
Parking in a fire lane or other emergency access zone	 Immediate Towing	 Immediate Towing + \$100 fine	 Immediate Towing + \$200 fine
Blocking driveways, garages, or community entrances/exits	 Immediate Towing	 Immediate Towing + \$100 fine	 Immediate Towing + \$200 fine
Blocking a dumpster or utility access (water, electric, gas meters, etc.)	 Immediate Towing	 Immediate Towing + \$100 fine	 Immediate Towing + \$200 fine
Abandoned vehicles that pose a safety hazard (e.g., leaking fluids, shattered glass, obstructing roadways)	 Immediate Towing	 Immediate Towing + \$100 fine	 Immediate Towing + \$200 fine
Parking in a resident-designated space	 Warning	\$50 fine	\$100 fine + possible towing
Parking in visitor parking for more than 7 days per calendar month.	 Warning	\$50 fine	\$100 fine + possible towing
Contractor parking in resident spaces (not driveway)	 Warning	\$50 fine	\$100 fine + possible towing
Parking an abandoned/derelict vehicle	 48-hour warning	\$100 fine	 Immediate Towing

Towing Signage Requirements

Per Texas Occupations Code 2308.301, towing enforcement requires:

- Clearly posted signs at all entrances stating:
 - Unauthorized Vehicles Will Be Towed at Owner's Expense
 - Name, phone number, and address of the authorized towing company
- Signs must be at least 18" x 24" with red letters on a white background and visible from every entry point.

NOTE - Towing cannot be enforced for general parking violations unless required signage is properly posted. However, violations in fire lanes, driveways, or emergency access zones may still result in immediate towing without posted signage per Texas law.

Homeowner Violation Notification (Texas Property Code 209.006)

- For non-emergency violations, the HOA must provide written notice before towing.
- The notice will include:
 - Description of violation
 - Deadline for correction (24-48 hours)
 - Instructions for requesting a hearing before the Board (if applicable)

Appeals Process (Texas Property Code 209.007)

- Homeowners may dispute a violation by submitting a written appeal within 10 days of notice.
- The HOA Board will review and respond within 30 days.

6. Contractor Parking Guidelines

- Primary Parking Location: Contractors must park in designated guest parking areas whenever possible.
- Alternative Option: If guest parking is not practical due to the distance to tools, materials, or work areas, contractors may park in the resident's driveway with the homeowner's approval.
- Prohibited Areas:
 - No contractor parking in resident-designated spaces (except for the resident's own driveway).
 - No parking in fire lanes, blocking garages, or common driveways.
 - Temporary Parking Exceptions – If a contractor needs to park in a restricted area for a short duration (e.g., for loading/unloading purposes), they must turn on their vehicle's hazard lights (flashing lights) and place a note with contact information on their windshield if their vehicle is left unattended. If the owner cannot be reached, the vehicle may be towed.
- HOA Authorization for Exceptions: If work requires extended parking in a restricted area, the resident or contractor must notify the HOA in advance for approval.
- Enforcement:
 - Will follow table shown above; If a contractor is working for an individual resident, that homeowner will be responsible for parking violations and any associated fines. If the contractor is performing work on behalf of the HOA, they must follow all parking rules, but fines will not be issued to a specific homeowner.

7. Towing Company Information

Milstead Towing

Add Contact Info

By Order of the Regency Point HOA Board, this policy is effective as of 05/01/25 and applies to all residents, guests, and property visitors.

Key Legal References Included in This Policy

Law	What It Covers
Texas Property Code 209.006	Requires prior notice for violations before enforcement actions (except in emergencies)
Texas Property Code 209.007	Grants homeowners the right to appeal parking violations
Texas Occupations Code 2308.253	Requires proper signage before a property can tow unauthorized vehicles
Texas Transportation Code 545.302	Prohibits parking in fire lanes and mandates enforcement
Texas Occupations Code 2308.252	Allows immediate removal of vehicles blocking utility access or essential services

EXECUTED TO BE EFFECTIVE on the date this instrument is Recorded.

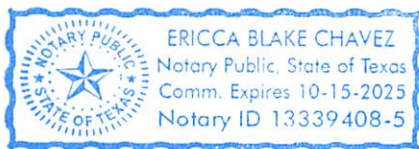
Declarant:

Regency Point Townhome Association, Inc.

By: Brett Moreland
Name: Brett Moreland
Title: President

STATE OF TEXAS §
 §
COUNTY OF MONTGOMERY §

This instrument was acknowledged before me on this 22nd day of JULY 2025, by Brett Moreland, as President of Regency Point Townhome Association, Inc., a corporation, on behalf of said entity.



E. Chavez
NOTARY PUBLIC SIGNATURE

FILED FOR RECORD
07/22/2025 03:25PM



L. Brandon Steinmann

County Clerk
Montgomery County, Texas

STATE OF TEXAS,
COUNTY OF MONTGOMERY

I hereby certify that this instrument was filed in the file number
sequence on the date and time stamped herein
by me and was duly RECORDED in the Official Public
Records of Montgomery County, Texas.

07/22/2025



L. Brandon Steinmann

County Clerk
Montgomery County, Texas

ORIGINAL RETURNED AT TIME OF RECORDATION