

SIGNED on this the 12 day of March, 2026.

VILLA TANGLEWOOD CONDOMINIUMS HOMEOWNERS ASSOCIATION, INC.

By: Susan Johnson
SUSAN JOHNSON, President

VERIFICATION

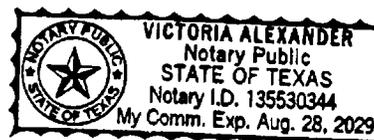
THE STATE OF TEXAS §
 §
COUNTY OF BEXAR §

BEFORE ME, the undersigned authority, on this day personally appeared SUSAN JOHNSON, President of VILLA TANGLEWOOD CONDOMINIUMS HOMEOWNERS ASSOCIATION, INC., who, after being duly sworn, acknowledged, and stated under oath that she has read the above and foregoing Affidavit and that every factual statement contained therein is within her personal knowledge and is true and correct.

ACKNOWLEDGED, SUBSCRIBED AND SWORN TO BEFORE ME, a Notary Public, on this the 12 day of March, 2026.

Victoria Alexander
NOTARY PUBLIC, STATE OF TEXAS

After Recording, Return To:
Michael B. Thurman
THURMAN & PHILLIPS, P.C.
4093 De Zavala Road
Shavano Park, Texas 78249
Phone: (210) 341-2020



VILLA TANGLEWOOD CONDOMINIUMS HOMEOWNERS' ASSOCIATION
PARKING AND TOWING POLICY

I, Susan Johnson, President of Villa Tanglewood Condominiums Homeowners' Association (the "Association"), certify that the Board of Directors unanimously adopted the following Parking and Towing Policy.

RECITALS

1. The property subject to this Policy is governed by the Declaration of Villa Tanglewood Condominiums Homeowners' Association (A Condominium), recorded in the Real Property Records of Bexar County, Texas, as amended (the "Declaration").
 2. This Policy is adopted pursuant to Article IV, Section 3(b) of the Bylaws and Texas Property Code Section 82.102(a), which authorizes the Board to adopt rules regulating the use of the Condominium and Common Elements.
 3. This Policy replaces and supersedes all prior parking and towing policies and shall be effective upon adoption and recordation in the Official Public Records of Bexar County, Texas.
 4. Capitalized terms not otherwise defined herein shall have the meaning assigned in the Declaration.
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I. PARKING

1.1 General Parking Rules

- (a) "Parked" means a vehicle left unattended for more than thirty (30) consecutive minutes. No time threshold applies to vehicles parked in fire lanes, red curbs, traffic aisles, tow away zones, or emergency access areas.
- (b) "Owner" means the record owner of a Unit.
- (c) "Vehicle Owner" means the owner or operator of a vehicle parked within the Condominium.
- (d) Owners shall provide tenants with copies of the Declaration, Bylaws, Rules, and this Policy.
- (e) Residents may park passenger automobiles, motorcycles, motor scooters, and pickup trucks three quarter (3/4) ton or less in their assigned covered parking space.

- (f) No Resident, guest, tenant, or invitee may park in any covered parking space other than the Unit's assigned covered space or a covered space properly rented through the Association. Unauthorized vehicles parked in another Unit's covered space are subject to fine and/or towing in accordance with this Policy and applicable law.
- (g) Owners are responsible for compliance by their tenants, guests, invitees, contractors, and occupants.
- (h) No vehicle may park on grass, landscaped areas, sidewalks, red curbs, or designated No Parking Areas.
- (i) Vehicles must park entirely within marked space boundaries.
- (j) No vehicle may obstruct another parking space, street, driveway, sidewalk, fire lane, or emergency access route.
- (k) No vehicle may extend into a street or create a traffic obstruction.
- (l) Trailers, boats, campers, RVs, motor homes, travel trailers, aircraft, and similar equipment are prohibited except as expressly permitted herein.
- (m) Vehicles transporting hazardous materials requiring federal placarding are prohibited except while actively performing services.
- (n) Vehicles leaking fluids that damage pavement are prohibited and may result in towing and repair charges to the Owner.
- (o) Fire lanes and red curbs are emergency access routes. Vehicles parked in these areas are subject to immediate tow without prior notice as permitted by Texas Occupations Code Chapter 2308.
- (p) No more than three (3) resident vehicles per Unit may be parked on Association property at any time without written Board approval. Of those vehicles, no more than one (1) resident vehicle per Unit may be parked at any time in the non covered parking spaces located along Ruelle Drive, which is a private roadway and part of the Common Elements. The Association does not regulate parking on public streets.

1.2 Vehicle Registration

All resident vehicles parked on Association property at any time must be registered with Management and must display a Villa Tanglewood parking decal on the driver side front windshield.

Residents must submit a Vehicle Registration Form and provide current vehicle registration. Proof of residency may include a driver's license, lease, or other documentation acceptable to Management.

Failure to display a required decal may result in enforcement action, including towing where permitted by law and where statutory signage requirements are satisfied.

Temporary vehicles, including rental or loaner vehicles, must be registered in writing with Management before overnight parking and may park only in the assigned covered space unless otherwise approved.

1.3 Overnight Guest Parking

Overnight guests may park in the host Unit's assigned space or in a non-covered space along Ruelle or in the slanted spaces facing Brees between 12:00 a.m. and 6:00 a.m. A valid Guest Tag must be displayed and visible from outside the vehicle.

Guest parking is limited to ten (10) cumulative nights per calendar month per Unit unless prior written approval is obtained from Management. Two (2) Guest hang tags will be provided to each unit. Replacement hangtags will incur a cost of \$25 for the first replacement, and \$35 for subsequent replacements.

Vehicles exceeding this limit without approval are subject to enforcement, including towing in accordance with Chapter 2308 of the Texas Occupations Code.

1.4 Specific Parking Prohibitions

A vehicle is subject to tow if it:

- (a) is parked in a fire lane, red curb, traffic aisle, entry, or exit;
- (b) blocks another vehicle from entering or exiting a space;
- (c) obstructs emergency access;
- (d) is parked in a designated tow away zone;
- (e) is abandoned, defined as inoperable, having expired registration, or remaining unmoved for more than fourteen (14) consecutive days;
- (f) is wrecked, dismantled, or incapable of lawful operation;
- (g) displays signage advertising the vehicle for sale;

(h) is stored on blocks or covered with a tarp for more than fourteen (14) consecutive days.

(i) Vehicles emitting noise in excess of the maximum sound levels permitted under applicable City of San Antonio noise ordinances, including but not limited to amplified music, modified exhaust systems, or engine revving, are prohibited.

1.5 Delivery, Service, and Moving Vehicles

Service and delivery vehicles may park in designated loading zones during daylight hours for the reasonable time necessary to perform services.

Moving vans and portable storage containers (PODS) may remain on the property for no more than forty eight (48) consecutive hours and must be parked only in designated yellow loading zones near the swimming pool or near the slanted parking spaces facing Breezewood.

Management must receive written notice at least forty eight (48) hours in advance. Failure to comply may result in towing.

1.6 Commercial and Recreational Vehicles

“Commercial Vehicle” means a vehicle primarily used for business purposes, including vehicles exceeding 10,001 pounds gross vehicle weight rating, vehicles designed to transport sixteen (16) or more passengers, vehicles required to display hazardous material placards, box trucks, flatbed trucks, and similar equipment.

“Recreational Vehicle” includes boats, campers, RVs, trailers, aircraft, and similar non passenger vehicles.

Commercial and Recreational Vehicles may only be present temporarily while actively providing services or loading or unloading, except as permitted in Section 1.5.

1.7 Fines and Due Process

Fines may be imposed in accordance with Texas Property Code Section 82.113. Written notice shall describe the violation, the proposed fine, and provide at least thirty (30) days to request a hearing before the Board. An opportunity to cure shall be provided unless the violation is a repeat violation within twelve (12) months.

Towing authorized under Chapter 2308 may occur independent of the fine procedure where immediate tow is permitted by statute.

1.8 Additional Parking Spaces Available for Rent

In addition to each Unit's assigned parking space(s), the Association may designate certain parking spaces as rental spaces. Such spaces may be leased to Owners on a month to month basis, subject to availability and approval by Management. One rental space, based on availability, is allowed per unit.

The monthly rental fee shall be established and may be modified from time to time by the Board of Directors.

Rental parking spaces are a revocable privilege and not a vested right. The Board reserves the right to reassign, terminate, or modify rental arrangements upon reasonable notice.

Owners interested in renting an additional parking space must contact Management regarding availability and current rates.

1.9 Electric Vehicle Charging

(a) Extension cords or temporary wiring may not be run from any Unit, patio, balcony, outlet, or Common Element to a vehicle for the purpose of charging an electric or hybrid vehicle. Exposed cords across parking areas, sidewalks, or Common Elements are strictly prohibited due to safety and fire risk.

(b) An Owner wishing to install an electric vehicle charging station serving their assigned parking space must submit a written Architectural Request to the Board for review and approval prior to installation.

(c) The request must include a detailed proposal and estimate from a licensed electrician showing how the charging station will be connected to the Owner's electrical service, confirmation that no exposed wiring will be present, load calculations if required, and evidence of any required permits.

(d) All installation, permitting, maintenance, repair, and future removal costs shall be the sole responsibility of the requesting Owner.

(e) Any approved installation shall comply with applicable building codes, utility requirements, and the Association's governing documents. The Owner shall be responsible for any damage to Common Elements resulting from installation or use.

II. TOWING

Vehicles may be towed at the owner's expense in accordance with Texas Occupations Code Chapter 2308.

2.1 Immediate Tow

Vehicles obstructing fire lanes, traffic aisles, entrances, exits, or emergency access may be towed without prior notice as permitted by Section 2308.252.

2.2 Signage

All towing shall comply with statutory signage requirements under Sections 2308.301 through 2308.305. Required signage shall be maintained as required by law.

2.3 Notice Procedure

Where immediate tow authority does not apply, the Association may use the notice procedure under Section 2308.252(a)(3), including windshield notice and certified mail, providing fifteen (15) days for removal before towing.

III. MISCELLANEOUS

3.1 Enforcement

Violations of this Policy constitute violations of the dedicatory instruments and may be enforced by fines, towing, suspension of privileges, legal action, or any other remedy available at law or in equity.

3.2 No Waiver

Failure to enforce any provision shall not constitute waiver of the right to enforce that provision in the future.

3.3 Conflicts

If a conflict exists between this Policy and the Declaration, the Declaration controls.

3.4 Amendment

This Policy may be amended by the Board in accordance with the Declaration, Bylaws, and Texas Property Code Section 82.102.

I hereby certify that I am the duly elected, qualified and acting President of the Association and that the foregoing Parking and Towing Policy for Villa Tanglewood Condominiums Homeowners' Association was unanimously approved by the Board of Directors as set forth

above and now appears in the books and records of the Association, to be effective upon recording in the Official Public Records of Real Property of Bexar County, Texas.

TO CERTIFY which witness my hand this the 7th day of March, 2026.

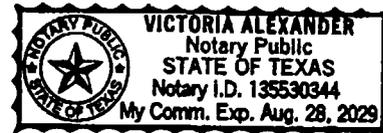
VILLA TANGLEWOOD CONDOMINIUMS HOMEOWNERS' ASSOCIATION

By: Susan Johnson
Susan Johnson, Board President, Villa Tanglewood Condominiums

THE STATE OF TEXAS §
 §
COUNTY OF BEXAR §

BEFORE ME, the undersigned notary public, on this 7th day of March, 2026 personally appeared, Susan Johnson, the President of Villa Tanglewood Condominiums Homeowners' Association, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and in the capacity therein expressed.

Victoria Alexander
Notary Public in and for the State of Texas



File Information

**eFILED IN THE OFFICIAL PUBLIC eRECORDS OF BEXAR COUNTY
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

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Recorded Date: March 13, 2026
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Total Fees: \$57.00

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Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was eFILED in File Number Sequence on this date and at the time stamped hereon by me and was duly eRECORDED in the Official Public Record of Bexar County, Texas on: 3/13/2026 11:28 AM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk