

**Denton County
Juli Luke
County Clerk**

Instrument Number: 114452

ERecordings-RP

CERTIFICATE

Recorded On: October 10, 2025 08:39 AM

Number of Pages: 7

" Examined and Charged as Follows: "

Total Recording: \$49.00

******* THIS PAGE IS PART OF THE INSTRUMENT *******

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 114452
Receipt Number: 20251010000101
Recorded Date/Time: October 10, 2025 08:39 AM
User: Joy R
Station: Station 19

Record and Return To:

Corporation Service Company



STATE OF TEXAS
COUNTY OF DENTON

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time
printed hereon, and was duly RECORDED in the Official Records of Denton County, Texas.

Juli Luke
County Clerk
Denton County, TX

AFTER RECORDING, PLEASE RETURN TO:

**Judd A. Austin, Jr.
Henry Oddo Austin & Fletcher, P.C.
1717 Main Street
Suite 4600
Dallas, Texas 75201**

**CERTIFICATE AND MEMORANDUM OF RECORDING
OF DEDICATORY INSTRUMENTS
FOR
WESTPORT LAKEVIEW VILLAS
PROPERTY OWNERS ASSOCIATION, INC.**

**STATE OF TEXAS §
 §
COUNTY OF DENTON §**

The undersigned, as attorney for Westport Lakeview Villas Property Owners Association, Inc., a Texas nonprofit corporation, for the purpose 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 in the Declaration of Covenants, Conditions & Restrictions for Westport Lakeview Villas filed on April 22, 2021, as Instrument No. 2021-72246 in the Official Public Records of Denton County, Texas, including any amendments and supplements thereto ("*Property*"), hereby states that the dedicatory instrument attached hereto is a true and correct copy of the following:

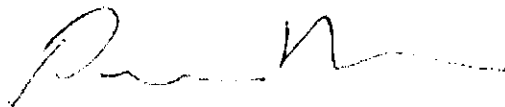
- ***Parking Rules and Towing Policy (Exhibit A)***

All persons or entities holding an interest in and to any portion of the Property are subject to the foregoing dedicatory instrument until amended. 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.

IN WITNESS WHEREOF, Westport Lakeview Villas Property Owners Association, Inc., has caused this Certificate and Memorandum of Recording of Dedicatory Instruments to be recorded in the Official Public Records of Denton County, Texas.

**WESTPORT LAKEVIEW VILLAS
PROPERTY OWNERS ASSOCIATION,
INC.,
a Texas nonprofit corporation**



By: _____
Its: Attorney

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

BEFORE ME, the undersigned Notary Public, on this day personally appeared Parrish S. Nicholls, attorney for Westport Lakeview Villas Property Owners Association, Inc., a Texas nonprofit corporation, known to me to be the person whose name is subscribed on the foregoing instrument and acknowledged to me that he executed the same for the purposes therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND AFFIRMED SEAL OF OFFICE on this 10th day of October 2025.

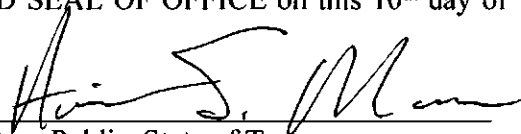
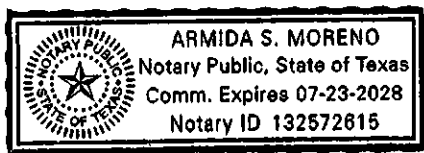

Notary Public, State of Texas

Exhibit A

PARKING RULES AND TOWING POLICY

WESTPORT LAKEVIEW VILLAS

PROPERTY OWNERS ASSOCIATION, INC.

WHEREAS, the Board of Directors of Westport Lakeview Villas Property Owners Association, Inc. ("*Board*") is the entity responsible for the operation of Westport Lakeview Villas Property Owners Association, Inc., a Texas nonprofit corporation ("*Association*"), pursuant to and in accordance with that certain Declaration of Covenants, Conditions & Restrictions for Westport Lakeview Villas filed on April 22, 2021, as Instrument No. 2021-72246 in the Official Public Records of Denton County, Texas, and any other amendments and supplements thereto ("*Declaration*") and the Bylaws of Westport Lakeview Villas Property Owners Association, Inc., including amendments thereof or supplements thereto ("*Bylaws*"); and

WHEREAS, pursuant to express authority set forth in Article 7 of the Declaration, the Association, acting by and through the Board, has the authority to promulgate reasonable rules and regulations which extend to and cover use of the Common Area, as defined in the Declaration; and

WHEREAS, the Board has authority pursuant to the Declaration to determine, in its reasonable discretion, the manner in which violations of the Association's dedicatory instruments are to be remedied; and

WHEREAS, the Association owns and maintains certain parking areas and no-parking areas as a part of the Common Area tracts; and

WHEREAS, the Board has and does hereby find the need to establish rules, regulations, and procedures for the parking of vehicles within the Common Area tracts, the enforcement of such rules, and the elimination of such violations found to exist within the Common Area; and

NOW THEREFORE, IT IS RESOLVED that the following Parking Rules and Towing Policy is hereby established for the parking of vehicles and for the elimination of such violations found to exist in, on or about the Common Area (hereinafter referred to as the "*Policy*").

Parking Rules and Towing Policy

This Policy is intended to supplement and support the Declaration. Nothing within this Policy shall be deemed to negate or change any provision within the Declaration pertaining to prohibited vehicles.

Each Townhome within the Association shall be issued one (1) Guest Parking Pass to permit guests to park in the parking spaces designated as "Visitor Parking" or similar designation. The Guest Parking Pass must be clearly displayed on the dashboard or rearview mirror of the guest vehicle while parked on Association property.

If any vehicle is parked in a "No Parking" zone (including, but not limited to marked fire lanes and other striped spaces), the Association will employ self-help remedies, *i.e.*, the affixing of a sticker, installing a vehicle boot, and/or towing of vehicles, to resolve the violation. In addressing parking violations, the Association will observe the following:

1. Any vehicle towed pursuant to this Policy must be towed under applicable Texas law.
2. Notice (a written violation letter or sticker affixed to the offending vehicle) must be given before the vehicle is towed.
3. The Association will not directly or indirectly accept anything of value from a Towing Company¹ in connection with the removal of a vehicle or have any monetary interest in a Towing Company that removes vehicles from the Parking Tracts pursuant to this Policy. This includes, but is not limited to, not allowing a Towing Company used by the Association to enforce this Policy to lend the Association signs required by the Policy or allowing the Towing Company to install these signs at the Towing Company's expense.
4. Only Towing Companies that are insured against liability for property damage incurred in towing a vehicle may remove a vehicle pursuant to this Policy.
5. All vehicles towed pursuant to this Policy must be taken to a vehicle storage facility that is insured against liability for property damage incurred in storing a vehicle.
6. In addition to providing the Residents (as defined in the Declaration) with a copy of this Policy, signs shall be installed and maintained that alert Residents and visitors of the Association's authority to tow vehicles. The Board shall cause to be installed, on Common Area, signs that comply with applicable law (Subchapter G of Chapter 2308 of the Texas Occupations Code) prior to the towing of any prohibited vehicles or abandoned vehicles. These signs must be in place for twenty-four (24) hours before any removal of a vehicle pursuant to this Policy may take place.
7. The Board, in its sole and absolute discretion, may grant temporary written variances from the terms of this Policy, as it deems appropriate and necessary. The Board may require vehicles for which a temporary variance is granted to

¹ A Towing Company is defined as an individual, association, corporation, or other legal entity that controls, operates, or directs the operation of one or more tow trucks over a public roadway in this state but does not include a political subdivision of the state. *See*, Texas Occupations Code, Section 2308.002(12).

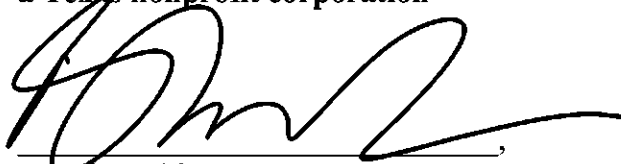
prominently display an Association-issued card or document in or on the vehicle to confirm the issuance of the temporary variance. All variances contemplated by this provision must be in writing. **An oral variance is not effective under any circumstance.**

Each Resident shall be responsible for ensuring compliance with this Policy by their tenants, guests, invitees, and household members.

This Policy replaces and supersedes, in all respects, all prior dedicatory instruments with respect to parking and towing of vehicles in Common Area, including but not limited to the Visitor Parking and No Parking zones, and shall remain in force and effect until revoked, modified or amended by the Board.

IT IS RESOLVED that this Policy, as evidenced by the records and minutes of the Board, was duly approved at a regularly scheduled meeting of the Board held on the 8th day of October, 2021, and that the same does now constitute an official policy of the Association.

**WESTPORT LAKEVIEW VILLAS
PROPERTY OWNERS ASSOCIATION, INC.,
a Texas nonprofit corporation**


Board President