

NOTICE
B

VILLAS DI TUSCANY HOMEOWNERS ASSOCIATION, INC.

PRESIDENT'S CERTIFICATE

I, the undersigned, do hereby certify:

(1) I am the duly elected and acting Villas Di Tuscany Homeowners Association, Inc., a Texas non-profit corporation (the "Association"), and,

(2) Attached hereto is a true and correct copy of the Villas Di Tuscany Homeowners Association Parking Rules & Regulations.

IN WITNESS WHEREOF, I have hereunto subscribed my name on this 26th day of January, 2016.

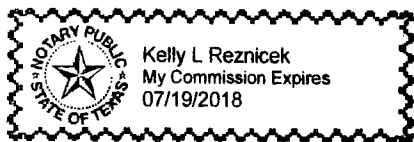
Villas Di Tuscany Homeowners
Association, Inc.,
a Texas non-profit corporation

1EE
1OR

Saqib P. Siddik
Saqib Siddik, President

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on this 26 day of January, 2016, by Saqib Siddik, President of Villas Di Tuscany Homeowners Association, Inc., a Texas non-profit corporation, on behalf of said corporation.



Kelly L. Reznicek
Notary Public, State of Texas

WHEN RECORDED, RETURN TO:

Hoover Slovacek LLP
Galleria Tower II
5051 Westheimer Rd., Suite 1200
Houston, TX 77056

RP-2016-49545

Villas Di Tuscany Homeowners Association

Parking Rules & Regulations

- All drivers in Villas di Tuscany are expected to follow the same rules of the road that apply to public, city streets.
- Vehicles must always be parked parallel to the street and face the correct direction.
- Residents of each lot are allowed to park a total of one (1) vehicle in front of their lot (in the street adjacent to their lot). See Exhibit A. This one (1) vehicle may belong to the lot resident or a guest of the resident.
- Residents and their visitors may NOT park in front of another resident's lot unless prior permission has been received from the resident of the other lot. Violators may be subject to towing at vehicle owner's expense.
- Residents are allowed to temporarily (up to 72 hours at a time) park resident vehicles in Visitor Parking if they have already parked vehicles inside their garages and in front of their lots. However, residents may be asked to provide proof that their garages are already occupied by vehicles.
- **Inoperable or covered vehicles** cannot be stored in the street; they must be stored in a garage.
- The Visitor Parking area is available on a first come, first served basis.
- ALL vehicles parked in the Visitor Parking areas (see Exhibit A) **must be moved every 72 hours.**
- Once Visitor Parking is full, all other overflow vehicles (visitors & residents) must park outside the community.

VEHICLES WILL BE TOWED IMMEDIATELY WITHOUT NOTICE FOR THE FOLLOWING VIOLATIONS:

1. Parked in a fire zone, alleys, tow away zone or no parking zone (red painted curb).
 2. Parked blocking another vehicle or double-parked.
 3. Parked on the grass or sidewalks and curbs.
 4. Parked blocking the entrance, exit or fire access gates.
 5. Parked in front of mailboxes.
 6. Parked in Visitor Parking areas over 72 hours without being moved.
- Parking is prohibited in the alley between Turtle Lagoon Row and Laguna Villas (see Exhibit A)
 - It is the responsibility of the homeowner to advise their guests on where to park and homeowners will be held responsible for their guests abiding by all parking restrictions.

- Motorcycles are permitted in the community as long as they are for transportation purposes only, and are not found to be a nuisance to other homeowners.
- Recreation vehicles such as ATVs, recreational motorcycles, RV'S, boats, jet skis, and trailers may never be parked on the street and must be stored in the garage.
- All homeowners must use their garage to park any personal vehicles. Garages are not to be used as living space or storage for personal property, but only for the purpose of parking and storing of vehicles.
- Garage doors shall be kept in a closed position when the garage area is not being actively used.
- Vehicles in violation of rules will be towed by American Wrecker Service (713.681.9732) and taken to Harwin Auto Storage located at 7400 Harwin, Houston, Texas.
- All parking violations in the Visitor Parking area and Tow Away zones shall be reported to the property manager.

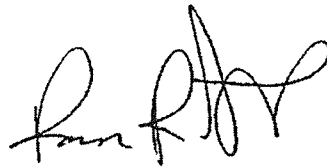
Effective
 ADOPTED THIS 1 DAY OF MARCH, 2016

Ramon Lopez

ABHINAV GUPT

Saqib Siddik

Printed Name



Abhinav Gupta

Saqib F. Siddik

Signature

Board of Directors

Villas Di Tuscany Homeowners Association, Inc.

RP-2016-49545

Exhibit A.
RP-2016-49545

PARKING MAP

NORTH
0 40 80 Feet
SCALE: 1"=40'

- NO PARKING
- NO PARKING (Alley)
- VISITOR PARKING
- RESIDENT (1 car per lot)

CORRECTED PLAT OF
REGENCY SQUARE OFFICE PARK, SECTION THREE
VOL. 217, PG. 21, H.C.M.A.
UNRESTRICTED RESERVE "A"

17' WIDE RELIANT ENERGY
EMT. (A.C.C.P. NO. U-493497)

17' WIDE RELIANT ENERGY
EMT. (A.C.C.P. NO. U-493497)

17' WIDE RELIANT ENERGY
EMT. (A.C.C.P. NO. U-493497)

TURTLE BEACH LANE (28' P.A.E.)

LAGUNA BEACH LANE (28' P.A.E.)

TURTLE LAGOON ROW (28' P.A.E.)

WINDWATER LAGOON DRIVE (28' P.A.E.)

REGENCY SQUARE BOULEVARD
(28' P.A.E. W/IN. H.C.M.A.)

REGENCY COURT
(28' P.A.E. W/IN. H.C.M.A.)

RESERVE "B"
CORRECTED PLAT OF
REGENCY SQUARE OFFICE PARK, SECTION THREE
VOL. 217, PG. 21, H.C.M.A.

RESERVE "C"
CORRECTED PLAT OF
REGENCY SQUARE OFFICE PARK, SECTION THREE
VOL. 217, PG. 21, H.C.M.A.

RESERVE "D"
CORRECTED PLAT OF
REGENCY SQUARE OFFICE PARK, SECTION THREE
VOL. 217, PG. 21, H.C.M.A.

RESERVE "E"
CORRECTED PLAT OF
REGENCY SQUARE OFFICE PARK, SECTION THREE
VOL. 217, PG. 21, H.C.M.A.

RESERVE "F"
CORRECTED PLAT OF
REGENCY SQUARE OFFICE PARK, SECTION THREE
VOL. 217, PG. 21, H.C.M.A.

RESERVE "G"
CORRECTED PLAT OF
REGENCY SQUARE OFFICE PARK, SECTION THREE
VOL. 217, PG. 21, H.C.M.A.

RESERVE "H"
CORRECTED PLAT OF
REGENCY SQUARE OFFICE PARK, SECTION THREE
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RESERVE "I"
CORRECTED PLAT OF
REGENCY SQUARE OFFICE PARK, SECTION THREE
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RESERVE "J"
CORRECTED PLAT OF
REGENCY SQUARE OFFICE PARK, SECTION THREE
VOL. 217, PG. 21, H.C.M.A.

RESERVE "K"
CORRECTED PLAT OF
REGENCY SQUARE OFFICE PARK, SECTION THREE
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RESERVE "L"
CORRECTED PLAT OF
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RESERVE "M"
CORRECTED PLAT OF
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RESERVE "N"
CORRECTED PLAT OF
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RESERVE "O"
CORRECTED PLAT OF
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RESERVE "P"
CORRECTED PLAT OF
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RESERVE "Q"
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RESERVE "R"
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RESERVE "S"
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RESERVE "T"
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RESERVE "U"
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RESERVE "V"
CORRECTED PLAT OF
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VOL. 217, PG. 21, H.C.M.A.

RESERVE "W"
CORRECTED PLAT OF
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VOL. 217, PG. 21, H.C.M.A.

RESERVE "X"
CORRECTED PLAT OF
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VOL. 217, PG. 21, H.C.M.A.

RESERVE "Y"
CORRECTED PLAT OF
REGENCY SQUARE OFFICE PARK, SECTION THREE
VOL. 217, PG. 21, H.C.M.A.

RESERVE "Z"
CORRECTED PLAT OF
REGENCY SQUARE OFFICE PARK, SECTION THREE
VOL. 217, PG. 21, H.C.M.A.

LAGOON AT WINDWATER VILLAGE PARTIAL REPLAT NO. 1

A SUBDIVISION OF 4,238.0 ACRES OR 53,964 SQUARE FEET OF LAND BEING A REPLAT OF LOTS 1, 9, & 10, BLOCK 1, LOTS 1, 4, 14, 15, 22 THROUGH 33 AND 36, BLOCK 2 AND RESERVES A, C, D, E, G, H, & K OF LAGOON AT WINDWATER VILLAGE AMENDING PLAT NO. 1 FILM NO. 104,514, H.C.M.A., SURVEY, A-852 SITUATED IN THE COUNTY OF HARRIS, CITY OF HOUSTON, HARRIS COUNTY, TEXAS

TO RELOCATE LOT LINES AND TO BLOCK 1, LOTS 1, 4, 14, 15, 22 THROUGH 33, AND 36, BLOCK 2, AND TO DELETE LOT 15 AND ADD AREA TO RESERVE "K" (C5)

5 BLOCKS 97 LOTS 13 RESERVES

Owner / Developer
Tall Energy Parkers, L.P. Houston, Texas
400 Lakes Drive
Houston, Texas 77078
Tel: 281-496-1571

Witness Land Services, Inc.
3025 Westheimer
Houston, Texas 77078
Phone: (713) 456-2282 Fax: (713) 451-1571

Professional Surveying and Engineering Services

SHEET 2 OF 2

RP-2016-49545
Pages 5
02/05/2016 09:41 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
STAN STANART
COUNTY CLERK
Fees \$28.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically and any blackouts, additions or changes were present at the time the instrument was filed and recorded.

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.
THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED in the Official Public Records of Real Property of Harris County, Texas.



Stan Stanart

COUNTY CLERK
HARRIS COUNTY, TEXAS

RP-2016-49545