2026119006
ELECTRONICALLY RECORDED
Official Public Records
11/18/2026 3:06 PM

Laura Richard, County Clerk
Fort Bend County Texas
Pages: 6 Fee: $ 35.00

ADDITIONAL DEDICATORY INSTRUMENT
for
GRAND MISSION HOMEOWNERS ASSOCIATION, INC.

THE STATE OF TEXAS §
§
COUNTY OF FORT BEND §

BEFORE ME, the undersigned authority, on this day personally appeared Christopher J. Archambault who, being by me first duly sworn, states on oath the following:

"My name is Christopher J. Archambault, I am over twenty-one (21) years of age, of sound mind, capable of making this affidavit, authorized to make this affidavit, and personally acquainted with the facts herein stated:

I am the attorney for GRAND MISSION HOMEOWNERS ASSOCIATION, INC. Pursuant with Section 202.006 of the Texas Property Code, the following documents are copies of the original, official documents from the Association's files, which are kept in the normal course of business, by the custodian of records:

1. Parking and Towing Policy

DATED this 17th day of November, 2026.

GRAND MISSION HOMEOWNERS ASSOCIATION, INC.

Christopher J. Archambault, Attorney for GRAND MISSION HOMEOWNERS ASSOCIATION, INC.

THE STATE OF TEXAS §
§
COUNTY OF HARRIS §

THIS INSTRUMENT was acknowledged before me on this 17th day of November, 2026, by the said Christopher J. Archambault, Attorney for GRAND MISSION HOMEOWNERS ASSOCIATION, INC., a Texas non-profit corporation, on behalf of said corporation.

Notary Public, State of Texas

OLJA ABDULOVIC
Notary Public, State of Texas
Comm. Expires 11-03-2030
Notary ID 134050300

Docusign Envelope ID: E00C948B-FB40-8CED-821A-DE92198FFC04

GRAND MISSION HOMEOWNERS ASSOCIATION, INC.
PARKING AND TOWING POLICY

THE STATE OF TEXAS §
§
COUNTY OF FORT BEND §

WHEREAS, Grand Mission Homeowners Association, Inc. (the "Association") is charged with administering and enforcing the Declaration of Covenants, Conditions and Restrictions for Grand Mission Single Family Residential Areas, recorded in the Official Public Records of Fort Bend County, Texas, under Clerk's File No. 2004015653, (the "Declaration"), which governs the Grand Mission Subdivision (the "Subdivision"); and

WHEREAS, Article II, Section 5 of the Declaration authorizes the Association's Board of Directors (the "Board") to adopt, amend, repeal, and enforce rules and regulations, fines, and levies as may be deemed necessary or desirable with respect to the implementation of the Declaration, the operation of the Association, the use and enjoyment of the Common Area, and the use of any other property, facilities, or improvements owned or operated by the Association; and

WHEREAS, Article VII, Section 9 of the Declaration restricts the types of vehicles that may be parked, kept, or stored on a Lot where visible from any Street or neighboring Lot, and provides that no passenger vehicle or pick-up truck owned or used by the residents of a Lot shall be permitted to be parked on any Street in the Properties; and

WHEREAS, Article X, Section 8 of the Declaration requires each Owner and Occupant to comply strictly with the Declaration and the rules and regulations adopted by the Board, authorizes the Board to impose fines and other sanctions, and authorizes the Association to exercise self-help to abate or remove any thing or condition that violates the Declaration; and

WHEREAS, the Board desires to establish this Parking and Towing Policy governing parking on Lots, the private Streets within Sonora Cove, and Common Area parking lots, overnight parking vouchers, abandoned vehicles, and towing, as the same is further outlined below;

NOW THEREFORE, the Association's Board of Directors hereby adopts this Parking and Towing Policy which supersedes any previously adopted and recorded version and shall be effective upon recording with the Fort Bend County Real Property Records.

PARKING AND TOWING POLICY

1. Applicable Law. This Parking and Towing Policy is in accordance with the Declaration, the Association's other governing documents, and relevant provisions of the Texas Property Code, Texas Occupations Code, and Texas Transportation Code. All towing signs shall be posted in accordance with applicable law. Capitalized terms not defined in this policy have the meanings given to them in the Declaration. In the event of a conflict between this policy and the Declaration or applicable law, the Declaration and applicable law shall control.

Docusign Envelope ID: E00C948B-FB40-8CED-821A-DE92198FFC04

2. Applicability. This Parking and Towing Policy shall be applicable to all Lots, driveways, Common Area parking lots, and other Common Area within the Community ("Sonora Cove"), and to the private Streets within the Community.

3. Lots and Driveways. The following restrictions apply to vehicles parked, kept, stored on any Lot, or on private Streets within Sonora Cove, the gated section of the Community:

    a. No vehicle other than a passenger vehicle or pick-up truck may be parked, kept, or stored on any Lot where visible from any Street or neighboring Lot. A "passenger vehicle" is limited to a vehicle displaying a current passenger vehicle license plate, and a "pick-up truck" is limited to a pick-up truck with a maximum capacity of one (1) ton that has not been adapted or modified for commercial use.

    b. No mobile home trailer, recreational vehicle, trailer, or boat may be stored on any Lot where visible from any Street or neighboring Lot. Such vehicles may be kept in the garage or other structure approved by the Architectural Review Committee, provided the vehicle is concealed from view from any Street and neighboring Lot and the garage has adequate space for all passenger vehicles used or kept by the residents of the Lot. A recreational vehicle or boat may be temporarily parked in a driveway for loading and unloading for a period not to exceed three (3) days.

    c. Commercial vehicles may be parked within the Community only when incidental to an actual service call in progress and may not be parked within the Community overnight.

    d. No vehicle may be parked on grass, landscaped areas, or any other portion of a Lot not customarily intended for the parking of vehicles, or in a manner that blocks or obstructs a sidewalk.

4. Sonora Cove Streets. The following restrictions apply to vehicles parked on the private Streets within Sonora Cove, the gated section of the Community:

    a. In accordance with Article VII, Section 9(a) of the Declaration, no passenger vehicle or pick-up truck owned or used by the residents of a Lot may be parked on any Street in Sonora Cove.

    b. No vehicle may be parked on a Street within 30 feet of a stop sign, in front of a fire hydrant or mailbox, or in such a manner as to block or impede access to any driveway, sidewalk, or Street.

    c. The foregoing restrictions do not apply to vehicles temporarily stopped for the reasonable loading or unloading of persons or property, emergency or governmental vehicles, or utility or service vehicles actively performing authorized work, to the extent permitted by applicable law and the Association's governing documents.

    d. A vehicle parked on a Street within Sonora Cove in violation of this policy is subject to towing in accordance with Paragraph 9. Signs complying with Subchapter G of Chapter 2308 of the Texas Occupations Code shall be posted at each entrance to Sonora Cove.

Docusign Envelope ID: E00C948B-FB40-8CED-821A-DE92198FFC04

5. Common Area Parking Lots. The following restrictions apply to Common Area parking lots:

    a. Common Area parking lots are intended for temporary parking in connection with the use of Association facilities or other activities authorized by the Association.

    b. No vehicle may be parked in a Common Area parking lot between 12:00 a.m. and 5:00 a.m. except as permitted by Paragraph 6.

    c. Boats, trailers, recreational vehicles, campers, moving trucks, buses, and similar oversized vehicles may not be stored or parked overnight in Common Area parking lots. Temporary parking reasonably necessary for loading, unloading, moving, or another authorized purpose is permitted.

    d. No vehicle may be parked in a fire lane, designated no-parking area, or in a manner that blocks or materially interferes with a driveway, entrance, exit, traffic aisle, parking space, or other vehicular or pedestrian access.

6. Overnight Parking Vouchers. The Association has implemented a parking voucher program for vehicles parked in the Common Area overnight, as follows:

    a. Any vehicle parked in a Common Area parking lot or other Common Area between 12:00 a.m. and 5:00 a.m. must display a valid parking voucher issued by the Association or its managing agent. Vouchers may be obtained by contacting the Association's management company.

    b. Each voucher is valid for twenty-four (24) hours from the time of issuance and may be renewed; however, no vehicle may be issued vouchers for more than two (2) days in any calendar week.

    c. The voucher must be printed and placed on the vehicle's dashboard so that it is clearly visible from outside the vehicle at all times while the vehicle is parked in the Common Area.

    d. Any vehicle parked in the Common Area between 12:00 a.m. and 5:00 a.m. without a valid, visibly displayed voucher, or in excess of the limits of this Paragraph, is subject to towing in accordance with Paragraph 9.

    e. A voucher authorizes parking only in designated Common Area parking spaces and does not authorize parking in violation of any other provision of this policy or the Declaration, including Paragraph 5(c).

7. Vehicle Condition and Repairs. All vehicles parked within the Community where visible from any Street, neighboring Lot, or Common Area must be operable and must display current license plates and a current registration sticker. No such vehicle may have broken window(s), detached bumpers, flat tire(s), missing wheels, extensive damage from an accident, or be supported with bricks or any other support apparatus. Vehicle repair work on a Lot that is visible from any Street or neighboring

Docusign Envelope ID: E00C948B-FB40-8CED-821A-DE92198FFC04

Lot is permitted only as provided in Article VII, Section 9(c) of the Declaration, which limits such work to vehicles owned by the occupant of the Lot and to no more than seventy-two (72) hours in any calendar month. No vehicle repair work may be performed on any Street or Common Area.

8. Abandoned Vehicles. A motor vehicle that remains on property owned or controlled by the Association without the Association's consent for more than forty-eight (48) consecutive hours may be considered abandoned. An abandoned vehicle may be removed or reported to the appropriate governmental authority as permitted by applicable law.

9. Towing. A vehicle parked or left in violation of the Declaration or this policy is subject to towing at the expense of the vehicle's owner or operator, as further provided below:

    a. The Association may utilize any signage, notice, vehicle sticker, or other procedure permitted by Chapter 2308 of the Texas Occupations Code or other applicable law. Towing shall be performed in compliance with applicable law.

    b. Prior to towing a vehicle, the Association may, but is not required to, sticker or tag the vehicle to give notice to the vehicle's owner, except where notice is required by applicable law. In the event a vehicle is towed, the vehicle's owner shall be responsible for any and all costs, liabilities, or damages resulting from the violation of this policy or the Association's governing documents, or the subsequent stickering, tagging, or towing of the vehicle.

    c. The Association may contract with or utilize a properly licensed towing company to provide towing services and assist with required signage and notices. Vehicles that are towed shall be removed from the Community and relocated to an off-site vehicle storage facility in accordance with the posted towing signs.

    d. The Board may authorize the Association's managing agent or other representative to administer this policy and authorize towing on behalf of the Association.

    e. In no event shall the Association, its officers, directors, managing agent, or representatives be responsible for any damages, penalties, fines, costs, or attorney fees associated with the towing and subsequent release of a vehicle towed in accordance with this policy.

10. Exceptions. The Board or its authorized managing agent may grant temporary exceptions to this policy for Association events, moving, construction, maintenance, contractors, or other circumstances deemed appropriate.

11. Remedies. In addition to towing, the Association reserves and may exercise all other rights and remedies available under the Declaration, the Association's other governing documents, and applicable law or equity, including the imposition of fines, the exercise of self-help in accordance with Article X, Section 8 of the Declaration, or the initiation of a lawsuit to recover all costs, charges, and attorney fees. Any fine shall be levied only after the Association provides any notice and opportunity to cure required by Section 209.006 of the Texas Property Code.

Docusign Envelope ID: E00C948B-FB40-8CED-821A-DE92198FFC04

12. No Waiver. Failure to enforce this policy on any occasion shall not constitute a waiver of the Association's right to enforce this policy thereafter.

13. Reporting Violations. Owners and residents may report vehicles in violation of this policy by contacting the Association's managing agent.

Approved and adopted by the Association's Board of Directors on this _____ day of 11/17/2026 2026.

GRAND MISSION HOMEOWNERS ASSOCIATION, INC.

Signed by:

Signed: _____ 6396142500514BA...

Name: Matt Carter

Position: President