

# Kempwood Villa Townhome Association Parking Rule

**Effective January 1, 2022, there are new complex parking rules.**

As part of this new parking rule, **“No parking without permit”** signs will be posted along the fence lines. Permit to be affixed to front bumper. Towing will be enforced at the owner’s expense.

For exceptional cases, a KVTa fence-line parking permit can be requested. To request a permit, please contact KVTa Board of Directors in writing via email at [bod@kempwoodvillata.org](mailto:bod@kempwoodvillata.org) or via US Postal Mail at Post Office Box 430274, Houston, Texas 77243-0274. The request must include:

- KVTa Unit Number
- Make, Model and Vehicle Identification number
- Current valid Texas license tag Number
- Registered owners name
- Reason and/or Justification for fence-line parking permit

Each request will be considered on an individual basis. Parking permits will apply ONLY to fence-line parking and will not be issued for vehicles parked in designated carports or parking areas. It is not the purpose of a fence-line parking permit to extend or expand the number of parking space per unit. Rather it’s purpose is solely to provide relief under extenuating circumstances (*i.e. personal vehicle is too tall to fit under carport*). Permits will be valid for 12 months or less. The resident should use that time to find a more permanent resolution to alleviate their circumstances. Residents are warned that the KVTa Board of Directors may choose NOT to renew the approval or extend the period of a fence-line parking permit.

The KVTa complex is designated as single family dwellings. The KVTa Covenants and Deed Restrictions specifically prohibits any commercial business from being operated from any KVTa property. Thus commercial vehicles will not be considered for fence-line parking permits.

As a reminder:

The developer assumed that two spaces would be adequate for a single family (*likely what the building code required at the time*). That is also consistent with the KVTa Bylaws as well as the KVTa Covenants and Deed Restrictions. Each unit has 2 designated parking spots in carports directly behind or in front of them.

***Section 3. Parking Rights. Ownership of each Lot shall entitle the owner or owners thereof to (i) the exclusive use of the Common Area extending to the outside extremities of the perimeter line of the Common Areas, and (ii) the exclusive use of his carport covering two automobile***

*parking spaces which shall be appurtenant to the patio area of said Lot, together with the right of ingress and egress in and upon said parking areas. The Association shall convey to the owner of each lot the land consisting of the patio and parking spaces then being used by such lot owner under the terms of this Section 3.*

Guest parking lots are designated and marked in the cul-de-sac on Clanton Street and at the south end of the complex between the East and West rows of townhomes. Residents shall not normally park in these areas.

Additional resident parking is available at the Northwest corner of the property (*limited to four vehicles on a first come, first served basis*). Vehicles shall not be parked in these spaces for extended periods of time (*i.e. weeks, months, etc*).

In order to maintain a clean, safe and neighborly community, any vehicles parked in the additional resident parking at the Northwest corner of the property must have current registration and be properly maintained (*tires inflated, driven regularly, etc.*).

Reason/Justification for this new rule:

At times, residents have been barely able to exit their personal parking area or pass through the driveway because of vehicles parked along the fence-line. Over the past year the KVTa Board of Directors has sent out several requests to all unit owners and/residents regarding this parking problem.

Despite these requests, some residents have continued to regularly abuse fence-line parking and inconvenience their neighbors. Thus the KVTa Board of Directors has been forced to take action.

Rule Revisions:

This rule may be revised or amended at any time by a majority vote of the current Kempwood Villa Townhome Association Board of Directors.

Date of this Revision:

1 January 2022

