

After recording return to:

Urban Commons Homeowners' Association, Inc.
P.O. Box 191166
Dallas, Texas 75219

URBAN COMMONS HOMEOWNERS' ASSOCIATION, INC.
GARAGE USAGE POLICY

The undersigned, being an authorized Director of Urban Commons Homeowners' Association, Inc., does hereby state that the attached Garage Usage Policy was adopted by the Board of Directors of Urban Commons Homeowners' Association, Inc., as of September 27, 2022, as provided for in the Declaration of Covenants, Conditions and Restrictions for Urban Commons recorded on June 19, 2020, under County Clerk's File Number 202000158827, Official Public Records, Dallas County, Texas, as amended.

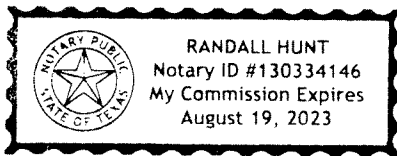

Name: Diane Cheatham


Director
Title

STATE OF TEXAS

COUNTY OF DALLAS

This instrument was acknowledged before me on the 27 day of September, 2022, by Diane Cheatham as President of Urban Commons Homeowners' Association, Inc., a Texas non-profit corporation, on behalf of said corporation.




Notary Public, State of Texas

Urban Commons Homeowners' Association, Inc.

Garage Usage Policy

Purpose: To establish a consistent and fair policy for the use of garages and the allocation to homeowners. It is not intended to change the terms of the Parking Garage License nor the Declaration of Covenants, Conditions and Restrictions for Urban Commons.

Whereas, Urban Commons Homeowners' Association, Inc. (UCHOA) owns 44 individual one-car garages at 301 Blackland Court and has an easement to 6 one-car garages at 100 Bramble Drive.

Whereas, Open-air parking at the mail center, in the parking lots and designated parallel spaces on the streets are intended for visitors and homeowners who do not have attached garages.

Whereas, for parking to work for all owners and their visitors, all garages (both attached garages and URHOA garages) must be used for vehicles and ancillary storage of allowed personal property.

The Policy:

1. There are 43 homes without an attached garage. There will be at least 1 garage unit offered to each home that does not have an attached garage. Every effort will be made to have the assigned garage as close as possible to the home.
2. The garage assessments are \$75/month initially, subject to change by the Board of Directors, and the license to use the garage unit is on a month-to-month term.
3. If some homes do not license the use of a garage unit, the "extra" garage will be offered for temporary use to other owners with preference given to homes without an attached garage.
4. If a home without an attached garage is sold and the Seller wishes to transfer the garage unit to the new Buyer, UCHOA must be notified prior to the closing and a new License Agreement must be executed by the Buyer.
5. If the garage door opener remote is not returned, there will be a charge of \$75.
6. If needed, UCHOA will maintain a waiting list.

**Dallas County
John F. Warren
Dallas County Clerk**

Instrument Number: 202200270663

eRecording - Real Property

Recorded On: October 14, 2022 09:10 AM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$30.00

******* 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: 202200270663
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User: Kevin T
Station: CC18

Record and Return To:

eRecording Partners
400 Second Avenue South

Minneapolis MN 55401



**STATE OF TEXAS
COUNTY OF DALLAS**

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 Dallas County, Texas.

John F. Warren
Dallas County Clerk
Dallas County, TX

A handwritten signature in black ink, appearing to be "JFW", is written over the printed name of John F. Warren.