



Martin Salazar, President  
The Villas of Babcock (Summerwind) Homeowners  
Association, Inc.

STATE OF TEXAS

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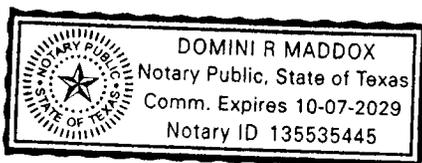
COUNTY OF BEXAR

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Before me, the undersigned authority, on this day personally appeared Martin Salazar, President of the Villas of Babcock (Summerwind) Homeowners Association, Inc., a Texas non-profit corporation, known to be the person and officer whose name is subscribed to the foregoing Notice of Filing and acknowledged to me that he/she had executed the same as the act of said corporation for the purpose and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this 16<sup>th</sup> day of January, 2026



Domini R Maddox  
Notary Public, State of Texas

VILLAS OF BABCOCK (SUMMERWIND)  
HOMEOWNERS ASSOCIATION, INC.

2026 PARKING RULES & REGULATIONS

Revised 2026 Parking Policy

SUMMERWIND HOA

PARKING RULES & REGULATIONS

Effective: February 1, 2026

WHEREAS, Article II of the Declaration of Covenants, Conditions and Restrictions grants the Association the right to make rules and regulations relating to the use of the Areas of Common Responsibility,; and

WHEREAS, there is a need to adopt a uniform and systematic procedure for delineating the conditions, by which the Areas of Common Responsibility designated, as "visitor parking" and streets, may be used for parking by homeowners, residents, tenants and visitors,; and

WHEREAS, there is a need to adopt a uniform and systematic procedure for identifying owner, resident/tenant vehicles,; and

NOW THEREFORE, the Board has duly adopted the following Parking Rules and Regulations for the Villas of Babcock (Summerwind) Homeowners Association, Inc.

SECTION 1 — GENERAL PARKING RULES

1.1 **Definition of a Visitor Vehicle:** Any vehicle parked in Street or Visitor parking for more than five consecutive days is not considered a visitor vehicle and is subject to Immediate Tow. If you need a visitor to remain parked for longer than five consecutive days, you must contact the Property Management Company in advance and request a "Visitor Pass" for specific approved dates.

1.2 **Visitor Parking Only — Pay Per Park System**

Visitor Parking and Street Parking within HOA grounds is designated for **GUESTS ONLY**.

Residents, Owners, and Tenants **may not** park in Visitor Parking or Street Parking at any time. All residents must use their private driveway or garage.

Visitor Parking and Street Parking will now be managed by the **PARQKING COMPANY**. If a visitor wishes to park within the Summerwind HOA grounds, the vehicle owner must register their vehicle through the **PARQKING App**. A one-time registration fee will apply. The following fee schedule applies to all visitor vehicles parked within HOA grounds:

## PARQKING - Parking Solutions for the 21st Century

### **PARKING FEE:**

6AM – 6PM / Every day - FREE

6PM – 6AM / Every day - \$5.00 per occurrence.

All fees are the responsibility of the **visiting guest**.

### **1.3 Resident Responsibility**

Residents, Owners, and Tenants are fully responsible for ensuring that their guests comply with all 2026 **PARKING RULES & REGULATIONS**.

## **SECTION 2 — VEHICLE RESTRICTIONS**

### **2.1 Prohibited Parking**

No vehicle may:

- Park on any curb or lawn
- Block a sidewalk (including vehicles parked diagonally or parallel at driveway skirts)
- Park on cul-de-sacs
- Park in Visitor Parking and Street Parking without proper **PARQKING App** registration and payment.
- Park in violation of restricted street rules (Section 3)

### **2.2 Immediate Tow Violations**

Any unregistered or improperly parked vehicle is subject to **Immediate Tow** at the owner's expense.

## SECTION 3 — MONTHLY STREET PARKING ROTATION

To ensure safe access for City Emergency Services and oversized vehicles, street parking is allowed on one side of the street only at any given time.

### 3.1 Monthly Rotation Rule

- **Odd Months (Jan, Mar, May, etc.):** Parking allowed on the side with odd-numbered houses
- **Even Months (Feb, Apr, Jun, etc.):** Parking allowed on the side with even-numbered houses

Failure to comply will result in **Immediate Tow**.

### 3.2 Cul-de-sacs

No visitor parking is allowed on cul-de-sacs at any time.

## SECTION 4 — CITY & STATE PARKING LAWS

All City of San Antonio and State of Texas parking laws apply inside the community. Vehicles are subject to tow if parked:

- In an intersection
- On a sidewalk
- Blocking a public or private driveway
- Within 20 ft of a crosswalk (marked or unmarked)
- In the side yard or front yard setback
- Within 15 ft of a fire hydrant
- Within 30 ft of a stop sign, yield sign, or traffic signal
  - *Includes all intersections with McLennan Oak*

## SECTION 5 — VISITOR VEHICLE DEFINITION & LONG-TERM PASSES

A **Visitor Vehicle** is defined as any vehicle parked in Street or Visitor Parking for five (5) consecutive days or fewer.

Any vehicle parked more than five days:

- Is **not** considered a visitor vehicle
- Is subject to **Immediate Tow**

If a guest requires extended parking, residents must contact the Property Management Company to request a **Temporary Visitor Pass** for approved dates.

## SECTION 6 — ENFORCEMENT

Violations of these rules may result in:

- Immediate Tow
- Fines (if applicable under the Declaration)
- Suspension of HOA privileges as allowed under Texas law

These rules are **in addition to**, and not in place of, the enforcement rights provided in the Declaration and all other dedicatory instruments.

## SECTION 7 — EFFECTIVE DATE

These **2026 Parking Rules & Regulations**:

- Become effective upon recordation (if filed)
- Supersede all prior parking rules from 2018 and earlier
- Do **not** modify any other non-parking provisions of the Declaration

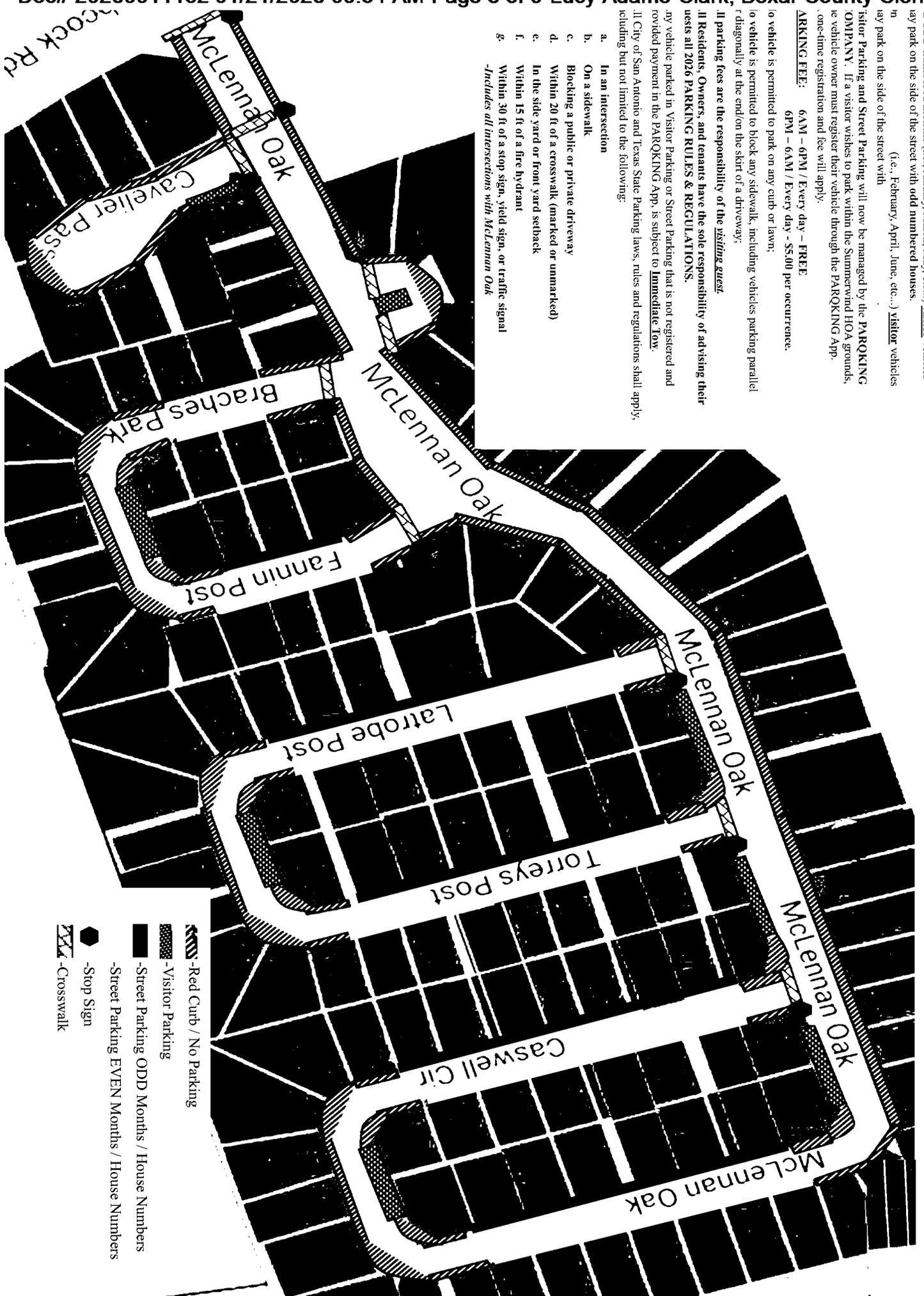
# **EXHIBIT**

**A**

**AREAS OF RESTRICTED PARKING**

1. To ensure safe passage for City Emergency and other oversized vehicles, street parking will only be allowed on one side of any given street at any given time for visitor vehicles only and not on cut-de-sacs.
2. In ODD numbered months (i.e., January, March, May, etc...) visitor vehicles may park on the side of the street with odd numbered houses.
3. In (i.e., February, April, June, etc...) visitor vehicles may park on the side of the street with
4. Visitor Parking and Street Parking will now be managed by the PAROKING COMPANY. If a visitor wishes to park within the Summerwind HOA grounds, the vehicle owner must register their vehicle through the PAROKING APP.
5. one-time registration and fee will apply.
6. **ARKING FEE:** 6AM – 6PM / Every day – FREE  
6PM – 6AM / Every day – \$5.00 per occurrence.
7. A vehicle is permitted to park on any curb or lawn.
8. A vehicle is permitted to block any sidewalk, including vehicles parking parallel to diagonally at the end/on the skirt of a driveway.
9. If parking fees are the responsibility of the visiting guest.
10. If Residents, Owners, and tenants have the sole responsibility of advising their guests all 2026 PARKING RULES & REGULATIONS.
11. Any vehicle parked in Visitor Parking or Street Parking that is not registered and provided payment in the PAROKING APP, is subject to **Immediate Towing**.
12. All City of San Antonio and Texas State Parking laws, rules and regulations shall apply, including but not limited to the following:
  - a. In an intersection
  - b. On a sidewalk
  - c. Blocking a public or private driveway
  - d. Within 20 ft of a crosswalk (marked or unmarked)
  - e. In the side yard or front yard setback
  - f. Within 15 ft of a fire hydrant
  - g. Within 30 ft of a stop sign, yield sign, or traffic signal
 -Includes all intersections with McLennan Oak

**Summerwind Property Map & Parking Legend**



- Red Curb / No Parking
- Visitor Parking
- Street Parking ODD Months / House Numbers
- Street Parking EVEN Months / House Numbers
- Stop Sign
- Crosswalk

**File Information**

**eFILED IN THE OFFICIAL PUBLIC eRECORDS OF BEXAR COUNTY  
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

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**\*\* Do Not Remove \*\***

Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was eFILED in File Number Sequence on this date and at the time stamped hereon by me and was duly eRECORDED in the Official Public Record of Bexar County, Texas on: 1/21/2026 9:54 AM



*Lucy Adame-Clark*  
Lucy Adame-Clark  
Bexar County Clerk