

**JUNK VEHICLE AND ABANDON VEHICLE POLICY**  
**For**  
**FRIO COMMUNITIES IMPROVEMENT ASSOCIATION, INC.**

State of Texas                   §  
   §  
 County of Real                 §

I, \_\_\_\_\_, Secretary of the Frio Communities Improvement Association, Inc. (the “Association”), certify that at a meeting of the Board of Directors of the Association duly called and held on the 28th of January, 2017, with at least a quorum of the Board members being present and remaining throughout, and being duly authorized to transact business, the following Policy was approved by not less than a majority of the Board members in attendance.

**RECITALS:**

1. In accordance with Article XI, Exhibit A, Paragraph D2, of the Protective – Restrictions for the Twin Forks Estates Subdivision (“Declaration”), the following policy has been established by the Board of Directors of the Association in keeping with the intent of the developers to maintain Twin Forks Estates under the supervision of FCIA, clean and free of debris, void of public nuisances, fire hazards, reduction of property value components, and void of creating an attractive hazard detrimental to health and safety of minor children.
2. The Board of Directors desires to adopt a policy relating to junk and abandoned motor vehicles.

**WITNESSETH:**

**Section 1. Definitions**

Capitalized terms used in this Policy have the following meanings:

- 1.1 **JUNK MOTOR VEHICLE** – an inoperable motor vehicle that does not have a current license plate or registration sticker that is accompanied by a current vehicle inspection certificate (if required by state law) or a vehicle that has remained inoperable for 30 consecutive days on private property. It must be visible from the street, right of way of adjacent properties.

- 1.2 **MOTOR VEHICLE** – any one of the following:
- (A) Any motor driven or propelled vehicle required to be registered under the laws of this state;
  - (B) A trailer or semitrailer, other than manufactured housing, that has gross vehicle weight that exceeds 4,000 pounds;
  - (C) An all-terrain vehicle or a recreational off-highway vehicle, as those terms are defined by Texas Transportation Code Section 502.001, required to be registered under the laws of this state; or
  - (D) A motorcycle, motor-drive cycle, or moped that is not required to be registered under the laws of this state.
- 1.3 **ABANDONED MOTOR VEHICLE** – a motor vehicle that has remained on private property without the consent of the owner or person in charge of the property for more than 48 hours.

Other capitalized terms used in this policy have the same meanings as that ascribed to them in the Declaration.

## **Section 2. Policy**

- 2.1 No Junk Vehicle or Motor Vehicle parts shall be allowed to remain on any Lot if it can be visible from the street, right-of-way or by adjoining neighbors. Placing a cover over a Junk Motor Vehicle does not constitute compliance with this Policy.
- 2.2 No Abandoned Motor Vehicle is allowed on the common grounds of the Twin Forks Estates subdivision.
- 2.3 Under no circumstances shall any Lot be used in such a way that a public nuisance or health hazard is created by placement of Junk and Abandoned Motor Vehicles. The Board of Directors shall have sole discretion to determine if a public nuisance or health hazard has been created on a Lot in regards to Motor Vehicles.
- 2.4 Any violation of this Policy will be considered a violation of the dedicatory instruments governing the Twin Forks Estates subdivision resulting in possible towing of the Motor Vehicle, fines, civil damages, attorney fees, and costs after giving an appropriate time to cure the violation as be required by Texas law as well as in accordance with Chapter 2308 of the Texas Occupations Code.

I hereby certify that I am the duly elected and acting Secretary of the Association and that the foregoing Junk and Abandoned Vehicle Policy was approved by a majority vote of the Board of Directors as set forth above and now appears in the books and records of the Association, to be effective upon recording in the Official Public Records of Real Property of Real County, Texas.

TO CERTIFY which witness my hand this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
Print Name: \_\_\_\_\_, Secretary

THE STATE OF TEXAS        §

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COUNTY OF REAL        §

BEFORE ME, the undersigned notary public, on this \_\_\_\_\_ day of  
\_\_\_\_\_, 2017 personally appeared,

\_\_\_\_\_, Secretary of Frio Communities  
Improvement Association, Inc. known to me to be the person whose name is  
subscribed to the foregoing instrument, and acknowledged to me that he executed the  
same for the purpose and in the capacity therein expressed.

\_\_\_\_\_  
Notary Public in and for the State of Texas