INNWOOD PINES
CONDOMINIUM ASSOCIATION

Parking & Vehicle Registration Policy

7402 Alabonson Road
Houston, Texas 77088

EFFECTIVE NOVEMBER 1, 2026

1. Purpose

This Parking & Vehicle Registration Policy is adopted to promote safe, orderly, and equitable use of parking areas at Innwood Pines Condominiums. All vehicles parked on Association-controlled property must comply with this Policy and all applicable Rules and Regulations of the Association.

2. Resident Parking Permits and Vehicle Limits

Effective November 1, 2026, all resident vehicles parked on the property must have a valid Innwood Pines parking permit issued or authorized by the Association.

Each eligible unit may receive up to two (2) complimentary resident parking permits, one for each registered and approved resident vehicle. Permits will be issued only to registered vehicles. An unused complimentary permit will not be issued merely because a unit is eligible for two permits. Replacement permits are $25.00 each.

Each residence is limited to a maximum of two (2) resident vehicles on the property unless an additional-vehicle exception is in effect. For each vehicle beyond the first two, an additional parking fee of $30.00 per vehicle per month applies. An exception becomes effective once the applicable fee is paid and the additional vehicle is registered and authorized by the Association.

The Association may withdraw an additional-vehicle exception at any time upon thirty (30) days' written notice. Following the notice period, the additional vehicle must be removed unless otherwise authorized. Prepaid fees covering periods after withdrawal will be credited or refunded. Payment does not guarantee parking availability or an assigned space.

Residents must register each vehicle with the Association or its designated parking management provider. Registration may require:

- Unit number
- Resident name
- Vehicle make and model
- Vehicle color
- License plate number and state

All registration information must be complete and accurate. A permit or registration containing an incorrect license plate number or materially incorrect vehicle information is invalid.

Permits remain the property of the Association and may be deactivated or revoked when a resident moves, a unit is sold or transferred, the resident is no longer authorized to park on the property, or the permit is otherwise no longer valid under this Policy.

Permits are issued for specific authorized vehicles and may not be transferred, shared, duplicated, altered, sold, or provided to another unit, resident, or unauthorized vehicle. Possession of a permit does not guarantee the availability of a parking space.

3. Eligibility for Resident Parking Permits

Parking permits are issued to eligible units in accordance with the Association's Rules and Regulations. A unit must be current on all Association assessments and other amounts due to the Association to be eligible for issuance or renewal of resident parking permits.

A delinquent unit will become eligible for parking permits after its account is brought current or otherwise resolved to the Association's satisfaction. Payments toward a delinquent account must be received and processed before parking eligibility is restored.

4. Guest Parking

All guest vehicles must be registered, regardless of the length of the visit.

Guest vehicles must be registered online at r2park.com upon arrival at Innwood Pines. Each guest registration is valid for a maximum of twenty-four (24) hours. A guest vehicle remaining on the property beyond 24 hours must be re-registered for each additional 24-hour period.

Guests must park along the perimeter fence, only in areas where parking is permitted. Guest vehicles may not occupy resident parking spaces or other areas not designated for guest parking. This requirement does not authorize parking in fire lanes, accessible spaces without authorization, reserved spaces, or any other restricted area.

Guest registration may not be used by a resident, owner, tenant, occupant, or other person to avoid or circumvent resident parking permit requirements, the two-vehicle limit, or additional-vehicle fees. A resident vehicle registered as a guest may be treated as unauthorized.

All guest registration information must be complete and accurate. An incorrect license plate number or materially incorrect vehicle information renders the guest registration invalid. Residents are responsible for ensuring their guests comply with all parking rules. Guest registration does not guarantee a parking space.

5. Parking Violations

Parking violations include, but are not limited to:

- Resident vehicle parked without a valid permit or registered vehicle information;
- More than two resident vehicles associated with a residence without an active, paid additional-vehicle exception;
- Additional resident vehicle parked after an exception expires or is withdrawn, or while the applicable fee is unpaid;
- Guest vehicle parked without a current guest registration or outside permitted fence-side guest parking areas;
- Use, sharing, transfer, duplication, alteration, or misuse of a parking permit;
- Use of guest registration to circumvent resident permit requirements or vehicle limits;
- Parking in a fire lane, restricted accessible space, or posted no-parking or tow-away zone;
- Blocking an entrance, exit, roadway, sidewalk, gate, dumpster, or another vehicle;
- Parking on grass or landscaping, or occupying more than one parking space;
- Parking an abandoned or inoperable vehicle on the property;
- Unauthorized parking in a reserved space; or
- Violation of other posted parking restrictions or Association Rules.

6. 24-Hour Notice Before Towing

At least twenty-four (24) hours' notice will be provided before a vehicle is towed for a parking violation, except when immediate removal is required or expressly authorized by applicable law, law enforcement, emergency personnel, or circumstances involving an immediate threat to health or safety.

Notice will be provided by placement of a warning sticker on the vehicle identifying the violation and providing an opportunity to correct it before towing. If the violation is not corrected after the 24-hour notice period, the vehicle may be towed at the vehicle owner's or operator's expense.

Once a vehicle has received a 24-hour warning notice for a violation of this Policy, a new 24-hour warning is not required for a subsequent violation by the same vehicle. A vehicle that returns to or remains on the property in violation after a prior warning may be subject to towing without an additional 24-hour warning, subject to applicable law.

7. Towing and Enforcement

Innwood Pines Condominium Association has contracted with LVL UP Towing to provide parking management and towing services, including resident and visitor permits, property patrols, management software, and photographic documentation of towing violations.

The Association, its managing agent, and its authorized towing provider may enforce this Policy. Vehicles may be removed in accordance with this Policy, posted signage, the Association's towing agreement, and applicable law.

8. Assigned and Reserved Parking

A parking permit or guest registration does not authorize a vehicle to occupy a parking space assigned or reserved for another unit, resident, visitor, or designated purpose. Parking spaces designated as Limited Common Elements remain subject to the Innwood Pines Declaration and applicable law.

9. Owner and Resident Responsibility

Unit owners are responsible for ensuring that their tenants, occupants, family members, guests, and invitees comply with this Policy. Owners who lease their units are responsible for providing their tenants with the current Parking & Vehicle Registration Policy.

10. Administration

The Board of Directors may designate the Association's managing agent, towing provider, or other authorized representative to administer vehicle registration, issue permits, maintain parking records, provide violation notices, deactivate or revoke permits, and enforce this Policy.

MANAGEMENT CONTACT

Choice Investment Properties LTD
Management@InnwoodPinesCondos.com

11. Effective Date

This Parking & Vehicle Registration Policy is effective November 1, 2026. Beginning on that date, resident vehicles must have a valid permit tied to a registered vehicle, and all guest vehicles must maintain a current registration at r2park.com, renewed every 24 hours for as long as the guest vehicle remains on the property.

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