

Rancho Community:

As you are aware from the community-wide email sent on March 9th, the Board unanimously voted at its March 8th Special Meeting against placement of T-posts on the 20 feet of HOA property located on both sides of the road. However, the Board felt it important to provide deterrents for construction vehicles to remain on the designated construction site and refrain from parking on adjacent or nearby property(ies). At the Special Meeting on March 8th, after discussions with the ACC, residents in attendance, and submitted emails, the Board voted to purchase "No Parking, violators will be towed" signs to be erected on HOA property in front of those homes adjacent to the construction. The Board further authorized the ACC to establish guidelines regarding when and where these signs can be located. The ACC has formalized the guidelines along with the necessary form to be completed and signed by homeowners prior to receipt of the authorized signs. The ACC was also charged with distributing these signs to those homeowners affected by the nearby construction. These signs are the property of RECIA and all homeowners who decide to use these signs will be responsible for returning these signs when the ACC determines the construction is at a stage where the signs are no longer warranted.

At the Board meeting last night, the proposed "Guidelines" from the ACC were reviewed and approved. The Guidelines are attached to this email. Also at last night's meeting, the Board entered into a written contract with Jason Adamick's Wrecker service of Willis to tow any illegally parked vehicles. Pursuant to Texas law, the tow company must place specific signage at any point of entry where the towing is to be enforced. For RECIA, we only need to have one sign placed at the gate to comply with statute. The tow company stated, based on their experience, it should only take 1 or 2 contractors being towed for the word to spread like wildfire that all construction vehicles **must** be parked on the lot where construction is occurring [in accordance with our Owner/Builder Guidelines]. You will note at present we only have one name as the point of contact, as we are still polling the Board and ACC to get two others to also serve in this capacity. The tow company will only respond to those calls from RECIA made by authorized parties. For any homeowner or resident who sees a vehicle illegally parked where the signs are clearly visible, please notify one of the authorized parties who will then assess the situation and place the necessary call.

Attached to this email are the following forms and pictures:

- 1] RECIA ACC Sign Post Policy
- 2] Pictures of the No Parking signs placed in the ground.
- 3] Pictures of the statutorily required, "Towing Enforced" sign at the front of the gate.

The Board recognizes this is a departure from previous deterrent attempts, but believes this to be the best resolution to balance the interest of those homeowners located near the construction sites and those homeowners who find the T-posts not to be reflective of the character of our community. We wish to thank everyone in advance for their patience and cooperation as we strive to make Rancho Escondido the finest neighborhood on Lake Conroe.

The Board



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