

PARKING OF COMMERCIAL ENCLOSED TRAILER POLICY
for
BROOKWOOD HILLS II HOMEOWNERS ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
COUNTY OF TARRANT §

I, JAMES A. BUCHHEIM, President of Brookwood Hills II Homeowners Association, Inc. (the "Association"), certify that at a meeting of the Board of Directors of the Association (the "Board") duly called and held on 3 day of February, 2026, with at least a quorum of the Board members being present and remaining throughout, and being duly authorized to transact business, the following Parking of Commercial Enclosed Trailer Policy was approved by not less than a majority of the Board members in attendance.

RECITALS

1. The property encumbered by this Outside Vendor Policy ("**Policy**") is that property restricted by the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Phase II, Brookwood Hills, recorded in the Official Public Records of Tarrant County, Texas, as Clerk's File No. D225193198, as same has been or may be amended and supplemented from time to time (the "**Declaration**"), and any other property which has been or may be subsequently annexed thereto and made subject to the authority of the Association.
2. Article X, Section 10.1 of the Declaration sets forth the Association's duties and powers, in general, to do anything that may be necessary or desirable to further the common interest of the members, to maintain, improve, and enhance the Common Areas and to improve and enhance the attractiveness, desirability, and safety of the Subdivision.
3. Article III, Section 19 of the Amended and Restated Bylaws of Brookwood Hills Homeowners Association, Inc., recorded in the Official Public Records of Tarrant County, Texas, as Clerk's File No. D225193166, as same has been or may be amended and supplemented from time to time (the "**Bylaws**"), grants the Association the power and authority to adopt policies and procedures deemed necessary and appropriate for the administration of the Association.
4. Article III, Section 19, of the Bylaws grants the Association the power and authority to enforce the policies of the Association.
5. Article VII, Section 7.7 of the Declaration provides certain restrictions on the parking and storage of vehicles and trailers, but expressly exempts from those restrictions "a commercial enclosed trailer registered to a business in which the Owner is the sole proprietor/registered owner or co-owner"; and the Declaration empowers the Board of Directors to "establish additional rules and regulations relating to the parking and storage of vehicles, equipment, and other property both on Lots and the Common Facilities... to ensure the preservation and appearance of the Subdivision as a first-class residential neighborhood," provided that such rules "shall not revoke or relax any of the restrictions of use set forth in this Section".

6. The Board desires to adopt a Parking of Commercial Enclosed Trailer Policy consistent with the provisions of Article III, Section 19 of the Bylaws and Article VII, Section 7.7 of the Declaration. The purpose of this policy is to provide guidance on the parking, placement, and maintenance of commercial enclosed trailers in a manner that preserves neighborhood appearance while respecting the Declaration's exemption, and to clarify the definition, placement, and verification of commercial enclosed trailers consistent with the Declaration and Texas Property Code §209.00505.
7. This Parking of Commercial Enclosed Trailer Policy replaces and supersedes any previously recorded or implemented policy that addresses the subjects contained herein, if any, adopted by the Association.

POLICY

I. Placement and Appearance

Purpose: To minimize visual impact of commercial enclosed trailers while respecting the exemption.

1.1 Preferred Placement

1. Trailers should be parked **beside the residence** (in driveway) or **behind the residence** (in wrap-around driveway), when feasible.
2. Trailers must **not block sidewalks, streets, or neighbor views** unnecessarily.

1.2 Screening

1. Owners should use **landscaping, fencing, or gates** when feasible to partially obscure trailers from street view.
2. Screening must comply with all existing HOA fencing, landscaping, and setback rules.

1.3 Size and Visibility

1. The Trailer may be of **any lawful size**.
2. The trailer shall be maintained in good repair and free from visible damage, debris, or deterioration.
3. Guidelines pertain only to **placement and visual impact**, not size.
4. Requests for relocation or additional screening will be for **aesthetic purposes only**.

II. Definition of “Commercial Enclosed Trailer”

For purposes of this policy, a *commercial enclosed trailer* is a fully enclosed, towable vehicle designed or used for business purposes, and is registered to a business entity or sole proprietorship in which the Lot Owner is the registered owner or co-owner. The trailer must be of enclosed construction (not open or flatbed) and must be secured.

III. Definition of “Business”

For purposes of this policy, the term *business* means any lawful enterprise, trade, or organization that is legally recognized or registered with a governmental entity (such as the Texas Secretary of State, a county clerk, or other governmental authority) or otherwise verifiable through documentation showing the Lot Owner’s ownership or co-ownership interest.

IV. Recognition of Exemption

A *commercial enclosed trailer* registered to a business in which the Lot Owner is the sole proprietor, registered owner, or co-owner shall remain exempt from the general vehicle and trailer restrictions contained in Article VII, Section 7.7 of the Declaration. This policy does not alter or revoke that exemption.

V. Verification of Qualification

1. The Board, or its designated committee, may request reasonable documentation verifying that a trailer qualifies for the exemption.
2. Acceptable documentation may include, but is not limited to:
 - a. Current trailer registration showing the business name,
 - b. Proof of the Lot Owner’s ownership in the business (such as Secretary of State filings, county DBA certificate, or similar record), and
 - c. Any other official document demonstrating that the trailer is registered to and used by the business owned by the Lot Owner.
3. The Board may request updated verification on an annual basis or upon a reasonable question of compliance.
4. Any determination shall be made in good faith, based upon objective documentation, applied uniformly, and subject to review by the full Board upon written request of the affected Owner.

VI. Effective Date

This Policy shall take effect immediately upon adoption by the Board of Directors and shall be incorporated into the Association's Rules and Regulations.

CERTIFICATION

I hereby certify that I am the duly elected, qualified and acting President of the Association and that the foregoing Parking of Commercial Enclosed Trailer 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 Tarrant County, Texas.

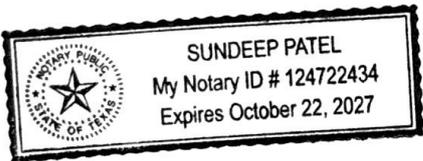
TO CERTIFY which witness my hand this the 3 day of Feb, 2026.

BROOKWOOD HILLS II HOMEOWNERS ASSOCIATION,
INC.

By: [Signature]
Printed: Joshua A. Greenfield
Its: President

THE STATE OF TEXAS §
 §
COUNTY OF ~~TARRANT~~ Dallas §

BEFORE ME, the undersigned notary public, on this 3rd day of February, 2026 personally appeared Joshua A. Greenfield, President of Brookwood Hills II Homeowners 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.



[Signature]
Notary Public in and for the State of Texas