


MARY LOUISE NICHOLSON
COUNTY CLERK

**NOTICE OF FILING OF DEDICATORY INSTRUMENTS
FOR
HOA OF BELLA FLORA, INC.**

PRIVATE STREETS TRAFFIC POLICY

STATE OF TEXAS §
§ **KNOW ALL PERSONS BY THESE PRESENTS**
COUNTY OF TARRANT §

WHEREAS, HOA of Bella Flora, Inc. is charged with administering and enforcing those certain Declaration of Covenants, Conditions & Restrictions dated 10/31/2007 and recorded in Instrument No. D207389663, of the Real Property Records of Tarrant County, Texas (hereinafter referred to as the "Declaration"); and

WHEREAS, the Board of Directors ("Board") of the Association, pursuant to Article 5. Section 5.23.a. Use of Common Areas, has determined that in order to maintain the safety of both vehicle drivers and pedestrians, it is appropriate for the Association to adopt guidelines regarding policies within the community.

WHEREAS, the entry gatehouse, streets and walkways within Bella Flora residential community are "private" and constitute a portion of the Common Properties, which are subject to jurisdiction and administration by the Association. In addition to other provisions appearing in this Article 5.23.a, the Board is specifically authorized to recommend, adopt, implement, and enforce rules, regulations, mechanisms, and procedures governing the use of the entry gatehouse, streets, and walkways covering items such as (but not limited to):

- (a) identification and entry programs for Members, their respective immediate families, their, guests and vehicles owned or driven by them;
- (b) speed limits, designated parking areas, restricted parking areas and no parking areas;
- (c) signs and graphics to provide announcements to unauthorized persons concerning potential criminal trespass matters;
- (d) fines system through which the Association can levy and collect fines from its Members for violations of the applicable rules and regulations, and;
- (e) disclaimers of liability for any and all matters or occurrences on or related to the Common Property.

WHEREAS, the Board, after considering and implementing other alternatives, has determined that driving in excess of the posted speed limits and other traffic violations are a recurring problem with Bella Flora residents/property owners, their guests and vendors.

NOW THEREFORE, the Board has duly adopted the following Community Policy within the community.

1. The purpose of this policy is to clearly define the traffic violations and fines associated with driving on the private streets in Bella Flora.
2. The Speed Limit within the Development is twenty (20) miles per hour on all streets. All resident/property owners, their families, guests, contractors, licensees, and agents or other representatives must strictly adhere to the posted Speed Limit and Stop Signs, and comply with and obey all applicable federal, state and local traffic laws, statutes, codes, ordinances, regulations and rules (the "Traffic Policy").
3. Speed Limit enforcement will be conducted utilizing an automated speed detection device that is checked regularly for accuracy for the purpose of enforcing compliance with posted Speed Limits on Bella Flora streets.
4. All incidences of Members, family members and guests exceeding the posted Speed Limit or violating any other Traffic Policy (except delivery persons, contractors, subcontractors, and employees) shall result in the Member receiving the violation in accordance with the fine schedule attached hereto and incorporated herein by reference. Copies of all citations will be mailed to the Member at the address in the records of the Association.

All delivery personnel, contractors, subcontractors, and employees who violate the posted Speed Limit or other Traffic Regulations will receive a citation at the place of business they used to access the property. Additionally, repeat offenses may result, at the discretion of the Security Committee Lead for the Association, be excluded from the Development without prior warning and not allowed entry for a period of up to thirty (30) days. Further incidences of recurring violations may result in exclusion of delivery personnel, contractors, subcontractors, and employees being made permanent.

5. The fines imposed under this regulation on any Member, family member or guest, shall, in addition to being a fine owed by the operator of the vehicle, be a liability assessed to the Member authorizing entry of the vehicle operator and result in a continuing lien upon such Member's home/property until paid. Such fines shall be collected, in the same manner as any other fines or liens imposed by the Declaration of Covenants, Conditions and Restrictions of Bella Flora.

FINE SCHEDULE

Speeding

Between 28 - 33 mph	\$50
Between 34 - 38 mph	\$75
Between 39 - 43 mph	\$100
Between 44 - 48 mph	\$125
Between 49+ mph	\$150

Stop Sign Violation	Reserved
Passing a stopped school bus	Reserved
Reckless Driving	Reserved

- 6. Any violation may be appealed in writing within thirty (30) days to the Board which, at its sole discretion, upon considering the information presented, may maintain, reduce, or waive any penalty contained herein. Determination of any appeal will be made in a closed session meeting of the Board.

This policy replaces any previously recorded or implemented policy that addresses the subjects contained herein. The Board of Directors may amend this policy from time to time. Except as affected by the Texas Property Code and/or by these policies and guidelines, all other provisions contained in the Declarations or any other dedicatory instruments of the Association shall remain in full force and effect. Approved and adopted by this Board on the 11th day of May, 2021.

HOA OF BELLA FLORA, INC.



 Charles Peterson, Jr, President

Before me, the undersigned authority, on this day personally appeared Charles Peterson, Jr., President of HOA of Bella Flora, Inc., a Texas corporation, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he had executed the same as the act of said corporation for the purpose and consideration therein expressed, and in the capacity therein states.

Given under my official hand and seal this 26 day of August, 2021.



 Notary Public, State of Texas

AFTER RECORDING, PLEASE RETURN TO:
 GloboLink Management
 PO Box 1532
 Keller, TX 76244-1532

