

3

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

OPERATION OF MOTORIZED AND NON-MOTORIZED RECREATIONAL VEHICLES POLICY

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

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 has determined that in connection with maintaining the aesthetics and architectural harmony of the community, and to provide clear and definitive guidance regarding policies contained therein, it is appropriate for the Association to adopt guidelines regarding policies within the community.

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

1. **PURPOSE:** The purpose of this policy is to clearly define the rules associated with owning and operating motorized and non-motorized recreational vehicles in Bella Flora.

2. **DEFINITIONS:**

A. Motorized Recreational Vehicles (MRV's): Any vehicle powered by gas, diesel, battery, etc., that was designed for the express purpose of recreational use. Examples of MRVs include 4-wheelers, 3-wheelers, golf carts, go-karts, motor assisted scooters, motorcycles, and all other all terrain vehicles (ATVs).

B. Non-Motorized Vehicles (NMVs): Vehicles that are manually powered or powered with a small/low speed battery. Examples of NMVs include bicycles, battery operated riding toys for children, skateboards, scooters, etc.

C. Common Areas: These are the areas that are maintained by the Bella Flora Homeowner's Association and are generally designed for the beautification of Bella Flora, and exercise activities such as walking, running or biking on the designated concrete or asphalt trails. Examples include parks, tanks, hiking and biking trails, and designated areas under various power lines.

D. Private Property: This includes all residents' lots and dwellings, all lots being built upon, all lots owned by a developer, private citizen or a builder. (Key Note: Driveways are private property.)

3. OPERATIONS OF MRVs

- A. Anyone operating an MRV must possess a valid driver's license.
- B. Children 14 and up may operate an MRV in Bella Flora, only when accompanied by an adult over the age of 21 possessing a valid driver's license.
- C. Children under the age of 14 are NOT permitted to operate MRVs.
- D. Drivers of MRVs must obey all established speed limits, stop signs and yield to pedestrians and normal vehicle traffic.
- E. MRVs are NOT permitted on hiking and biking trails, common areas or private property (without express written approval from the property owner).
- F. All MRV's operated in Bella Flora must be registered with the HOA. The homeowner will be issued a sticker that shall be affixed to the MRV, and will be cross-referenced to the adult assuming responsibility for the actions of the driver. Key information required: vehicle description, owner's name, address, and phone number. The Board may also require a signed Release of Liability and proof of insurance.
- G. All MRVs must be equipped with operational headlights, taillights and rear view mirror.
- H. The number of passengers in the MRV is limited to the manufacturer's stated capacity for the vehicle.
- I. No MRVs are to be operated between dusk and dawn, without the prior written approval of the HOA Board. Note: It is recognized that these vehicles are often used at night for special occasions such as Halloween and Christmas.
- J. The driver and passengers must remain seated at all times and seat belts shall be worn, if available.
- K. No persons shall drive in a careless or reckless manner that could result in bodily injury or property damage.
- L. Any bodily injury or property damage that occurs due to careless or reckless behavior by an MRV driver or passenger will be the responsibility of the adult owner of the MRV.
- M. No MRV may be operated while under the influence of alcohol or controlled substances.
- N. All MRVs must be stored in the owner's garage.
- O. MRVs owned by Bella Flora residents shall not be driven in Bella Ranch and MRVs owned by Bella Ranch residents shall not be driven in Bella Flora.
- P. Failure to follow these rules will result in a warning for the first infraction and a fine of \$50 per infraction thereafter. Key Note: continued failure to follow these guidelines could result in revocation of the owner's MRV privileges in Bella Flora.

4. OPERATION OF A NON-MOTORIZED VEHICLE (NMV)

- A. No NMV operator is to ride in a reckless or careless manner that could result in bodily injury or property damage.
- B. All NMVs shall yield to pedestrians and motorized traffic.
- C. All NMVs shall abide by all traffic and safety regulations and signs.
- D. It is suggested that NMV operators wear a safety helmet.

This policy is effective upon recordation in the Public Records of Tarrant County. 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 7th day of April, 2017.

HOA OF BELLA FLORA, INC.

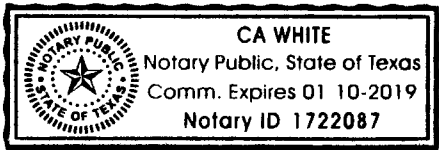
Charles Peterson, Jr.
Signature

CHARLES PETERSON, JR.
Printed Name

PRESIDENT OF HOA OF BELLA FLORA, INC
Title

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 7th day of April, 2017.



CA White
Notary Public, State of Texas

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

MARY LOUISE GARCIA

COUNTY CLERK



100 West Weatherford Fort Worth, TX 76196-0401

PHONE (817) 884-1195

GLOBOLINK MANAGEMENT
POB 1532
KELLER, TX 76244-1532

Submitter: BELLA FLORA HOA

DO NOT DESTROY
WARNING - THIS IS PART OF THE OFFICIAL RECORD.

Filed For Registration: 4/11/2017 12:34 PM

Instrument #: D217079651

POMC

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PGS

\$24.00

By: _____

Mary Louise Garcia

D217079651

ANY PROVISION WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY
BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.