

June 2023

Reported by Homeowner – Parking Warning Letter - A homeowner was given a warning by the Harris County Sheriff's Dept on a parking violation. A copy of this letter was sent to the HOA Board and to APM via email. Since it is not an HOA matter, the HOA Board did not respond to the request, but APM did recommend that the homeowner contact the phone number on the Sheriff's "warning letter" to see what the parking violation was.

The HOA Board did follow-up with extensive research and worked with the Harris County Commissioner's office – Traffic Team to get clarification on parking for our community and we are sharing with our residents as well as APM to help clarify parking in White Oak Springs.

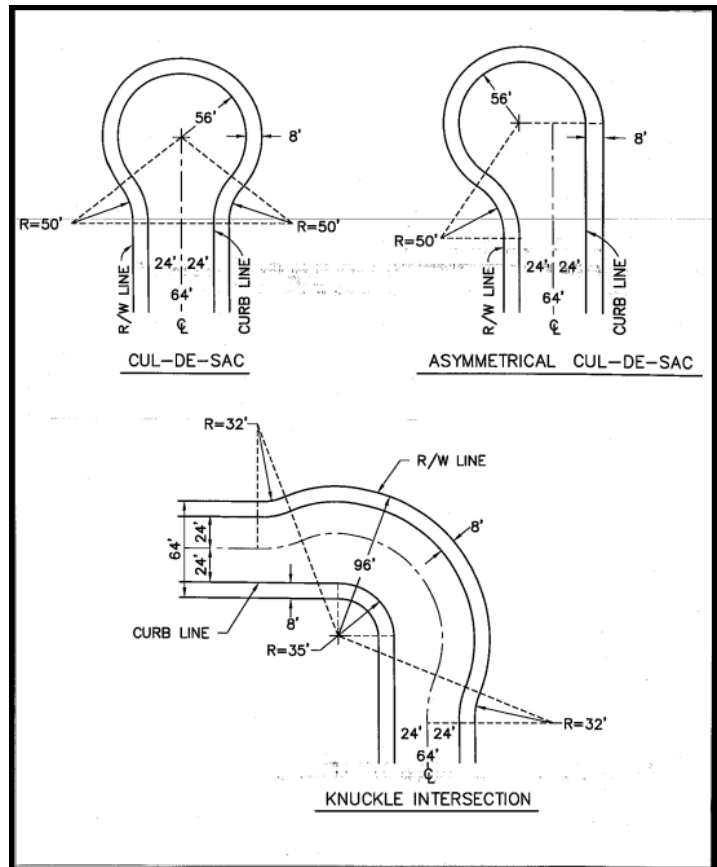
Below are a few Parking regulations from the Texas Transportation Code. For a full list of codes, go to <https://statutes.capitol.texas.gov/SOTWDocs/TN/htm/TN.545.htm#545.302>

White Oak Springs has the following roadways:

- Two-way roadways
- One dead-end street
- 5 Cul-De-Sacs
- 2 Knuckles (at White Oak Trace -> connecting to White Oak Gardens, and between 14119 – 14123 White Oak Gardens)

In all cases, the parking follows the two-way roadways regulation:

Sec. 545.303. ADDITIONAL PARKING REGULATIONS. (a) An operator who stops or parks on a two-way roadway shall do so with the right-hand wheels of the vehicle parallel to and within 18 inches of the right-hand curb or edge of the roadway.



Above explains why parking citations or warnings were given to some residents doing "angle parking". The HOA Board requested that Harris County install "No Angle Parking" signs on our Cul-de-sacs and Knuckles as a reminder, however, Harris County doesn't have

“No Angle Parking” signs, only “Angle Parking” where it is required. Another option is “No Parking Anytime” signs, but this will conflict with the parking regulations permitting parking with the right-hand wheels within 18” of the right-hand curb.

Another note: our HOA President met with the Sheriff’s Traffic Captain on Thursday 6/8 on this issue along with the crime issues and the Sheriff’s department agreed to continue to patrol White Oak Springs to help. They informed the HOA Board that during traffic patrols, the traffic authority will determine whether or not to give a warning, or ticket.



We did extensive research on the issue and explained how some of the areas are cul-de-sacs and some are “knuckles”. The Harris County parking regulations are the same for both, parallel parking only. Parking incorrectly can cause accidents and even make it hard for emergency vehicles to access the area. A full page to be dedicated to the parking issues in the newsletter and will be on the agenda for upcoming community meetings.

The board asked for everyone to be courteous to your neighbors when parking.

Parking Courtesy at WOS

- Use your driveway instead of the street
- Do not park over the sidewalk
- Do not park on the lawn
- **If you have to park in the street, do not park directly across from another car or directly against your neighbor’s driveway**
(When cars are parked this way, there is not enough room for emergency vehicles to get through or your neighbor’s vehicles).
- If you have to park in the street, park in front of your own house, not others.
- Do not park directly across from another driveway (this makes it hard to get in and out of the other driveway)



- Do not **HOG** the street or cul-de-sac with your vehicles
- Be courteous to your neighbors, it will make for better driving for everyone!

NO OVERNIGHT PARKING – Commercial Motor Vehicles

The White Oak Springs HOA board continues to receive complaints on commercial vehicles in our neighborhood parked on streets, on sidewalks, blocking driveways and blocking view of right of way traffic overnight. To be clear, below is section 2.02 of our CCR's (Covenants, Conditions and Restrictions). Harris county has also installed signs at both entrances into White Oak Springs. These are being enforced by the County Deputies and they are ticketing violators.

Section 2.02 - Vehicular Parking and Access. No vehicle shall be parked on any part of the Land, except on paved streets and paved driveways. No vehicles may park on paved streets overnight. No commercial vehicles, except those present on business to serve a Unit may be in the Development. No motorcycles, bicycles or tricycles may be parked in the Development unless parked inside garages and concealed from public view. Motorized recreational vehicles cannot be parked in the Development for more than five (5) consecutive days, unless parked inside garages and concealed from public view.

If you feel that your neighbor has excessive parking and causing a safety issue for you to drive on your street or back out of your driveway, please contact the follow numbers to report this:

Non-Emergency Sheriff's at 713-221-6000, option #6

Action Property 713-686-4692