

“Parking”

Assuming the article was accurate, written by SBB, why were “parking street bylaws” included in the contract initially, assuming they are unenforceable? Surely the master plan in 2001 submitted to the city, indicated the lack of intention to create a gated community.

Declaration, Covenant and Restrictions:

Section 2.5 Streets within property

Section 5.24 Residential Use

Section 5.27 Vehicles

City of Fort Worth:

Sec. 22-178. Stopping, standing and parking prohibited in certain places.

(a) Except when necessary to avoid conflict with other traffic, or in compliance with law or the directions of a police officer or official traffic-control device, no person shall:

(1) Stop, stand or park a vehicle:

- a. At any place where official signs prohibit stopping;
- b. On the roadway side of any vehicle stopped or parked at the edge or curb of a street;
- c. On a sidewalk;
- d. Within an intersection;
- e. On a crosswalk;
- f. Between a safety zone and the adjacent curb or within thirty (30) feet of points on the curb immediately opposite the ends of a safety zone, unless a different length is indicated by signs or markings;
- g. Alongside or opposite any street excavation or obstruction when stopping, standing or parking would obstruct traffic;
- h. Upon a bridge or other elevated structure upon a highway or within a highway tunnel; or
- i. On any railroad track.

(2) Stand or park a vehicle, whether occupied or not, except momentarily to pick up or discharge a passenger or passengers:

- a. At any place where official signs prohibit standing;
- b. In front of a public or private driveway;
- c. Within fifteen (15) feet of a fire hydrant;
- d. Within twenty (20) feet of a crosswalk at an intersection;

City of Fort Worth Police Department:

From : Ingram, David <David.Ingram@fortworthgov.org>

Sent : Thursday, June 2006

I am not aware of any ordinance that says one can't park in front of mailboxes. Obviously parking in front of water hydrants and closer than 50 feet of a stop sign is a violation.

Since the printing of the newsletter, numerous homeowners have come forward with letters from SBB addressing vehicles parked in the street. Addressing letters arbitrarily or capriciously has the potential to cause serious legal consequences.

Texas Residential Property Owners Protection Act

<http://tlo2.tlc.state.tx.us/statutes/docs/PR/content/htm/pr.011.00.000209.00.htm>

Texas Property Code Section

<http://caselaw.lp.findlaw.com/txcodes/py020200.html>