MOTORIZED VEHICLES OPERATIONAL POLICY
OF
CROWN OAKS PROPERTY OWNERS ASSOCIATION

STATE OF TEXAS §
§
COUNTY OF MONTGOMERY §

WHEREAS, Crown Oaks Property Owners Association, a Texas nonprofit corporation (the "Association"), is the governing entity for Crown Oaks, Sections 1-4, additions in Montgomery County, Texas, according to the maps or plats thereof, recorded in the Map Records of Montgomery County, Texas, under Cabinet L, Sheets 181-184; Cabinet Q, Sheets 39- 40; Cabinet S, Sheets 30-35; and Cabinet T, Sheets 51-55; respectively, along with any amendments, supplements and replats thereto (the "Subdivision"); and

WHEREAS, each Section of the Subdivision is subject to a Declaration of Covenants, Conditions, and Restrictions, recorded in the Real Property Records of Montgomery County, Texas, under Clerk's File Nos. 99105361, 2001-049679, 2002-053576, and 2003-030483, respectively, along with any amendments and supplements thereto (collectively, the "Declaration"); and

WHEREAS, Article VIII, Section 8.01 of the Declaration authorizes the Association 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 and any portion of the Annexable Area which becomes subject to the jurisdiction of the Association; and

WHEREAS, Article VIII, Section 8.10 of the Declaration authorizes the Association to adopt, amend, repeal and enforce rules and regulations ("Rules and Regulations"), fines, levies and enforcement provisions as may be deemed necessary or desirable with respect to the interpretation and implementation of this Declaration, the operation of the Association, the use and enjoyment of the Common Areas, and the use of any other property, facilities or improvements owned or operated by the Association; and

WHEREAS, Article VIII, Section 8.11 of the Declaration authorizes the Association to enforce the provisions of the Declaration and the Rules and Regulations, and shall take such action as the Board of Directors deems necessary or desirable to cause such compliance; and

WHEREAS, the Association desires to adopt a Motorized Vehicles Operational Policy to provide uniform rules and guidelines for the operation of motor vehicles within the Subdivision;

NOW THEREFORE, in accordance with the foregoing and as evidenced by the Certification hereto, the Association hereby adopts, establishes, and imposes on Crown Oaks

Subdivision the following Motorized Vehicles Operational Policy of Crown Oaks Property Owners Association, Inc. as follows:

RULES FOR OPERATION OF MOTORIZED VEHICLES WITHIN CROWN OAKS SUBDIVISION

The Board has adopted the policy pursuant to its authority under the Declaration, Bylaws, and Texas Property Code to protect the health, safety, welfare, and quiet enjoyment of the residents and to preserve the common areas.

"Motorized vehicle," as used herein, refers to any two- or more-wheeled licensed or unlicensed motorized vehicles, including go-carts, scooters, golf carts, motorcycles, ATVs, E-bikes, and motorbikes. "Other motorized vehicles," such as automobiles, RVs, and trucks, are not considered and included for the purpose of this policy. Operator means any owner, resident, occupant, tenant, family member, invitee, or guest operating a motorized vehicle within the subdivision.
This policy applies to all owners, residents, occupants, tenants, invitees, family members, and guests present within the subdivision.

1. Fossil fuel-powered motorized vehicles must be equipped with an unmodified street-legal muffler and spark-arrestor exhaust system approved by the U.S. Forest Service. (See Spark Arrester Guide)

2. All motorized vehicles shall comply with any posted speed limit applicable to the roadway on which they are being operated and shall at all times be operated at a reasonable and prudent speed considering traffic, visibility, pedestrians, animals, roadway conditions, and other hazards.

3. Motorized vehicles shall not be operated in a manner that creates unreasonable noise disturbances or otherwise constitutes a nuisance to neighboring property owners. They shall not be operated on any road between 10 PM and 8 AM, except by state licensed operators.

4. Motorized vehicles shall not be operated upon private property without the consent of the owner or upon parks, drainage facilities, detention areas, trails, greenbelts, common areas, the shoulder easement reserved for pedestrians and horseback riding along the side of roads, or other Association-maintained property unless specifically authorized by the Association.

5. Using motorized vehicles to chase or otherwise harass wild or domestic animals is prohibited.

6. No motorized vehicle shall be operated in a reckless, unsafe, negligent, or dangerous manner. Prohibited conduct includes, but is not limited to, racing, excessive acceleration, spinning tires, wheelies, donuts, stunts, or other activities that may endanger persons or property.

7. Motorized vehicles shall always be maintained in accordance with their manufacturer's guidelines and owner's manual. In no case should motorized vehicles be operated in the community if they are in disrepair.

8. All traffic laws pertaining to the movement and operation of motorized vehicles on public and private roads must always be obeyed. (Ex: stopping at STOP signs; observing the 25 MPH speed limit) Operators shall yield the right-of-way to pedestrians, bicyclists, equestrians, emergency vehicles, and conventional motor vehicle traffic

9. Parents, guardians, owners, and hosts shall be responsible for ensuring compliance with this policy by minor operators, family members, tenants, invitees, and guests. Training of the operator of the motorized vehicle in the proper and safe operation of the vehicle is the responsibility of parents or legal guardians for anyone under the age of 18.

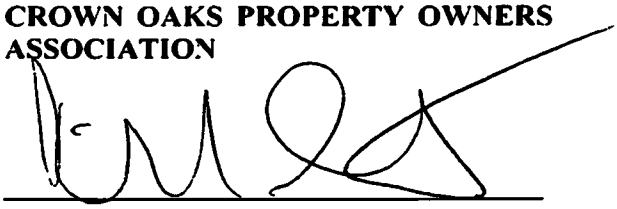
10. Nothing in the policy authorizes the operation of any vehicle in violation of applicable federal, state, or local law, and operators remain responsible for complying with all licensing, registration, insurance, and age requirements imposed by law

11. Violations of this policy may result in enforcement action by the Association, including notices of violation, fines imposed pursuant to the Association's Fine Policy, suspension of common area privileges where authorized by the governing documents, recovery of damages caused to Association property, injunctive relief, and any other remedies available under the Declaration, Bylaws, Rules, or applicable law."

This policy may be amended at any time by majority vote of the Board of Directors. Notice of any amendment shall be provided to all members in accordance with the Association's governing documents and applicable law.

ADOPTED by the Board of Directors of Crown Oaks Property Owners Association on the 27th day of August, 2026, to become effective immediately upon adoption.

CROWN OAKS PROPERTY OWNERS ASSOCIATION



RICHARD SCHISSLER, President

CERTIFICATION

This Motorized Vehicles Operational Policy of Crown Oaks Property Owners Association, Inc. is effective upon recordation in the Public Records of Montgomery County, Texas, and supersede any policy which may have previously been in effect. Except as affected by the TEXAS PROPERTY CODE and/or by this policy, all other provisions contained in the Declarations or any other dedicatory instruments of the Association shall remain in full force and effect.

This is to certify that the foregoing policy was adopted by the Board of Directors, effective as of the date hereof, until such date as it may be modified, rescinded or revoked.

The Board of Directors hereby approves and authorizes the above Policy.

Signed this 13 day of ~~August~~ October, 2026.

CROWN OAKS PROPERTY OWNERS ASSOCIATION, INC.

RICHARD SCHISSLER, President

THE STATE OF TEXAS §
§
COUNTY OF MONTGOMERY §

BEFORE ME, the undersigned Notary Public, on this 13th day of ~~August~~ October, 2026, personally appeared RICHARD SCHISSLER, as President of CROWN OAKS PROPERTY OWNERS ASSOCIATION, 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.

Notary Public - State of Texas

EDNA ISABEL ORTIZ
Notary ID #126197505
My Commission Expires
June 12, 2028

AFTER RECORDING, RETURN TO:
Bryan P. Fowler
The Fowler Law Firm
505 West Davis
Conroe, Texas 77301

Doc #: 2026109409
Pages 5

E-FILED FOR RECORD
10/14/2026 01:53PM



STATE OF TEXAS,
COUNTY OF MONTGOMERY
I hereby certify that this instrument was e-filed in the file number sequence on the date and time stamped herein by me and was duly e-RECORDED in the Official Public Records of Montgomery County, Texas.

10/14/2026

