

The Reserve at Lake Tyler Homeowners Association

15302 Reserve Blvd
Tyler, TX 75707

GARAGE / YARD / ESTATE SALES POLICY

Article 12.2(a) of the Deed Restrictions of The Reserve at Lake Tyler states:

- (a) Subject to the Board's duty to exercise sound business judgment and reasonableness on behalf of the Association and its Members, the Board may adopt rules which modify, cancel, limit, create exceptions to, or expand the initial use restrictions.

The Board of Directors of The Reserve at Lake Tyler has determined that it is in the best interest of the community to establish a policy concerning garage, yard or estate sales by members within The Reserve at Lake Tyler.

There are three (3) main concerns associated with garage, yard or estate sales taking place within The Reserve:

- (1) Such sales bring increased traffic throughout the neighborhood which in turn could open the possibility of criminals casing properties that they may want to come back to later.
- (2) Activities associated with garage, yard and estate sales could subject the HOA to the possibility of lawsuits if someone was injured on HOA property.
- (3) Activities associated with garage, yard and estate sales causes frustration to homeowners living around the sale location by cars being parked in front of their homes and driveways and possibly causing damage to yards and ditches.

Therefore, with consideration of safety, security and respect of its members, the Board has established this policy to prohibit garage, yard or estate sales by any property owner within The Reserve at Lake Tyler.

This Policy was adopted at the July 16, 2020 meeting of The Reserve Board of Directors and is referenced in the minutes of that meeting. In addition, the Policy will be posted on The Reserve at Lake Tyler website and will take effect thirty (30) days from the date that it was posted in compliance with Article 12.2(c) of the Deed Restrictions of The Reserve at Lake Tyler.

Note:
Violation of the above policy is considered a violation of the rules of the Association and may result in fines assessed to the property owner.

IN WITNESS WHEREOF, the undersigned President of The Reserve at Lake Tyler Home Owners Association, Inc., has executed this Declaration this 14 day of July 2022.

7/14/2022

Date

William Vent Richardson

President of The Reserve at Lake Tyler Home Owners Association, Inc.

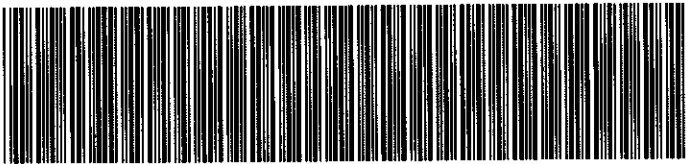
STATE OF TEXAS §
 §
COUNTY OF SMITH §

BEFORE ME, the undersigned authority, on the 14 day of July, 2022, personally appeared, William Trent Richardson to me known to be the President of The Reserve at Lake Tyler Home Owners Association, Inc., and he/she acknowledged before me the he/she executed the same for the purposes therein expressed.



Tracey Bennett
Notary Public, State of Texas

My Commission Expires: 6/15/2026



VG-151-2022-202201027680

Smith County
Karen Phillips
Smith County Clerk

Document Number: 202201027680

Real Property Recordings
RESTRICTION

Recorded On: July 18, 2022 12:12 PM

Number of Pages: 3

Billable Pages: 2

" Examined and Charged as Follows: "

Total Recording: \$30.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 202201027680
Receipt Number: 20220718000085
Recorded Date/Time: July 18, 2022 12:12 PM
User: Suni W



STATE OF TEXAS
Smith County

I hereby certify that this Instrument was filed in the File Number sequence on the date/time printed hereon, and was duly recorded in the Official Records of Smith County, Texas

Karen Phillips
Smith County Clerk
Smith County, TX