

# The Reserve at Lake Tyler Homeowners Association

15302 Reserve Blvd.

Tyler, TX 75707

## **RULES AND REGULATIONS FOR SPEEDING AND RECKLESS DRIVING ON HOA ROADS AND RIGHT OF WAYS**

Article II, Section 2.1(c) of the Deed Restrictions of The Reserve at Lake Tyler expressly grants the Board the right to adopt rules regarding the use and enjoyment of the Common Areas.

The Board of Directors of The Reserve at Lake Tyler has determined that it is in the best interest and safety of the community to establish a policy concerning speeding and reckless driving on HOA roads and right of ways within The Reserve at Lake Tyler.

### **RULES AND REGULATIONS**

The speed limit for all roads and right of ways within The Reserve at Lake Tyler is established at 25 miles per hour for all vehicles. Compliance with this speed limit is required.

Stop signs have been placed at road intersections within The Reserve at Lake Tyler. All vehicles must come to a complete stop at each of these signs before proceeding through the intersection.

Engineered speed humps have been placed on the roads at key locations within The Reserve at Lake Tyler. These speed humps are designed for 25 MPH traffic flow and will not cause damage or disruption to a vehicle if crossed at the designed speed limit. All vehicles are required to cross the speed humps at 25 MPH or less.

Unsafe or reckless driving is unacceptable and will not be tolerated. Reckless driving is defined as driving in a way that puts others or property at risk:

- Speeding: Driving excessively over the speed limit.
- Disregarding signals: Running stop signs or failing to yield the right-of-way.
- Aggressive driving: Street racing, weaving, swerving, or other aggressive maneuvers.
- Driving under the influence: Driving while impaired by drugs or alcohol.
- Distracted driving: Using a phone, texting, or other forms of distracted driving.

These are the established rules and regulations for speeding and reckless driving in The Reserve at Lake Tyler and apply to all property owners, residents, guests, contractors and service providers using the roads and right of ways within the community.

### **ENFORCEMENT**

Article 4.3 of the Deed Restrictions of The Reserve at Lake Tyler states:

*4.3. Enforcement. The Association may impose sanctions for violations of this Declaration, the Bylaws, or rules in accordance with procedures set forth in the Bylaws, including reasonable monetary fines and use of any recreational facilities, including any facilities constructed and/or acquired in the future, within the Common Area. In addition, the Association, through the Board, in accordance with the Bylaws, may exercise self-help to cure violations, and may suspend any services it provides to the Unit of any Owner who is more than thirty (30) days delinquent in paying any assessment or other charge due to the Association. All remedies set forth in this Declaration or the Bylaws shall be cumulative of any remedies available at law or in equity. In any action to enforce the provisions of this Declaration or Association rules, if the*

Association prevails it shall be entitled to recover all costs, including without limitation attorney's fees and court costs, reasonably incurred in such action from the violating Owner.

Property Owners and Residents:

Violation of this policy will result in a fine of \$250.00 per incident.

Guests, Contractors, and Service Providers:

Violation of this policy will result in expulsion from The Reserve and notice that entry in the future will be deemed as trespassing and handled as such.

Procedures:

Neither the Association, nor any of its Officers, Directors, employees, Contractors, or agents will stop motorists or detain any person for violating this rule

This Policy was adopted at the January \_\_\_\_, 2025 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.

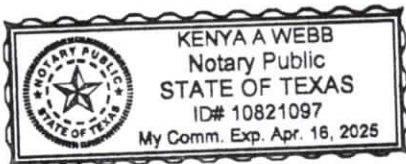
IN WITNESS WHEREOF, the undersigned President of The Reserve at Lake Tyler Home Owners Association, Inc., has executed this Declaration this 14 day of January 2025.

1/14/25 \_\_\_\_\_  
Date President of The Reserve at Lake Tyler Home Owners Association, Inc.

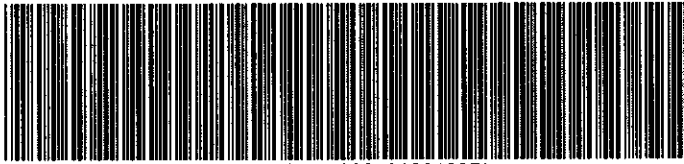
STATE OF TEXAS §  
§  
COUNTY OF SMITH §

BEFORE ME, the undersigned authority, on the 14th day of January, 2025, personally appeared, Paul E. Welch, 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.

Kenya A. Webb  
Notary Public, State of Texas



My Commission Expires: 4/16/25



\*VG-151-2025-202501001237\*

Smith County  
Karen Phillips  
Smith County Clerk

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Document Number: 202501001237

Real Property Recordings  
RESTRICTION

Recorded On: January 15, 2025 10:44 AM

Number of Pages: 3

Billable Pages: 2

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" Examined and Charged as Follows: "

Total Recording: \$29.00

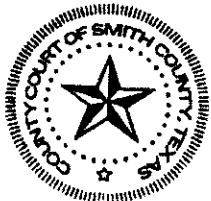
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\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\*

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: 202501001237  
Receipt Number: 20250115000077  
Recorded Date/Time: January 15, 2025 10:44 AM  
User: Casey J



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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