

Baldwin Square Homeowners Association, Inc.

**c/o Principal Management Group of Houston
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May 1, 2006

Dear Baldwin Square Residents and Homeowners:

On behalf of the Baldwin Square Homeowners Association (BSHA) and its elected Board of Directors, we are writing to you today regarding newly adopted rules and regulations governing the parking of vehicles within all Baldwin Square Subdivisions.

It is, and always has been, the policy of the Baldwin Square Homeowners Association to discourage parking within any Baldwin Square Townhome Subdivision except in designated areas.

The reasons the Board has adopted concise parking rules and regulations are as follows:

- Randomly parked vehicles can impede, and may block, the entry and passage of emergency vehicles, should they be required to enter the Subdivisions;
- Parked vehicles can impede, and may block, entry and passage of residents' and owners' vehicles. They often interfere with your neighbors' ability to easily park their vehicle in their own garages, or to negotiate the Shared Driveways;
- Randomly parked vehicles are an eyesore; and, in some instances, landscaped areas and lawns are being damaged which incurs costs to all Homeowners. The aesthetics and preservation of our property is everyone's responsibility.

Our property management company receives complaints from residents regarding parking frequently, and the matter was on the agenda and discussed on the floor during the 2005 Annual Meeting of BSHA Homeowners. A majority of those present supported strict parking rules and regulations.

It appears that some individuals are frequently and habitually disregarding the requests from our management company to refrain from parking inside the BSHA subdivisions. Some are parking on the property of other homeowners; some are damaging common property by parking on landscaped areas.

As a result, the Board, as authorized by the Amended and Restated Declaration of Covenants and Restrictions for Baldwin Square, has formally adopted the attached parking rules and regulations. Parking is prohibited in any of the Common Areas which includes Shared Driveways and Landscaped and Irrigation Easements. Any vehicle even partially violating this rule, that is encroaching on the Common Areas, will be deemed in violation of the rule and subject to enforcement. The vehicle in violation will be towed at the owner's or operator's expense. The management company will begin enforcing this rule as soon as the appropriate signage has been installed.

The Board is kindly requesting your cooperation with this policy. More importantly, let us all demonstrate consideration and respect for all of our neighbors.

Sincerely,

Board of Directors
Baldwin Square Homeowners Association