



Dear Homeowners and Residents of Bear Creek Community Association,

Although the parking rules and regulations are actively enforced in Bear Creek Community Association (“Bear Creek Ranch”), recently the Board of Directors (the “Board”) has been receiving requests from Homeowners asking that more frequent or stricter enforcement regarding parking violations be enacted. The disregard for parking rules and regulations in all Bear Creek has increased over the last 18-24 months and additionally, Association property such as no parking and towing signs are being torn down or vandalized. This is not only a violation of Association rules, but also an added cost to the Association when signs must be purchased and replaced.

We are also aware that new Homeowners are moving into the community and may not yet be aware of the rules and regulations regarding parking, therefore, we have provided a few excerpts from the Bear Creek Declaration below. We ask that all Homeowners familiarize themselves with the rules and if your residence is currently rented, please be sure to notify your tenants of the rules to avoid any violation notices and/or possible towing of vehicles.

The following is an excerpt from the Covenants, Conditions and Restrictions (“CC&R’s”): CCR Language

2. **Restricted Activities.** Unless expressly authorized by, and then subject to such conditions as may be imposed by, the Board, the following activities are prohibited within Bear Creek Ranch, except to the extent undertaken by the Founder in the course of development of property in Bear Creek Ranch:

(a) Overnight parking of vehicles on public or private streets or thoroughfares; or parking of commercial vehicles or equipment, mobile homes, recreational vehicles, golf carts, boats and other watercraft, trailers, stored vehicles, or inoperable vehicles in places other than enclosed garages or other locations screened from view of adjacent property in a manner approved by the Reviewer pursuant to Article 5; provided, construction, service and delivery vehicles shall be exempt from this provision during normal business hours for such period of time as is reasonably necessary to provide service or to make a delivery to a Unit or the Common Area;

In response to some frequently asked questions, please see below:

1. If I use a trailer as part of my job, can I park it outside my home? **Answer – NO. Unless loading and unloading and no longer then a 12 hour period.**
2. Can I park my boat or any other recreational vehicle on or off a trailer in my driveway or on the street? **Answer – NO. Unless unloading or loading, all recreational vehicles and trailers must be parked off-site or out of public view.**
3. If I drive a tractor trailer rig as part of my job, can I park in the community for 24 hours? **Answer -NO Semi-trucks with or without the trailer attached are not allowed inside the community and may not be parked anywhere in the community at any time. This does not include trucks hauling materials for new construction or other vehicles in the community to perform a delivery should such be necessary.**

Essex Association Management, L.P.  
1512 Crescent Drive, Suite 112  
Carrollton, TX 75006  
Phone: (972) 428-2030  
Bearcreekranchhoa.com



4. Can I store my ATV/Trailer/Small Trailer in my garage? **Answer – YES, if completely concealed within the garage. Can I store them in my driveway? Answer – NO.**

5. Can I park my vehicle/Recreational Vehicle/Trailer on a street/cul de sac/amenity parking lot or easement if it is not blocking anyone's driveway/mailbox/park access? **Answer – NO. Must be parked off-site or out of public view.**

6. What is an inoperable vehicle? **Answer -Any vehicle parked in the street or driveway that has an expired license/inspection tags, or is inoperable in other ways such as, but not limited to, flat tire, vehicle on jacks or blocks, a wrecked vehicle, or other issues that would render the vehicle inoperable by law on roads and highways.**

7. Can I park my ATV/Four-wheeler/motorcycle in my driveway or side yard? **Answer – NO. All recreational vehicles must be stored out of public view (garage or off-site).**

**PLEASE MAKE ARRANGEMENTS TO CORRECT/REMOVE/STORE YOUR VEHICLE/TRAILER/RV/ATV/BOAT, ETC. ACCORDING TO THE ASSOCIATION'S RULES AND REGULATIONS. THE ASSOCIATION WILL ALLOW A GRACE PERIOD OF FOURTEEN (14) DAYS AND THEREAFTER, THE COMPLIANCE DIVISION WILL BEGIN STRICT ENFORCEMENT OF PARKING RULES AND REGULATIONS TO INCLUDE TOWING WHEN NECESSARY.**

Beginning **March 11, 2024**, the compliance department will be enforcing and escalating any parking and/or vehicle violations and will implement towing for any vehicle not moved or brought into compliance with the requirements set forth in the violation notice issued.

If your vehicle is towed, you will need to contact:

**Southwest Auto Tow (SWAT)**

**11211 Goodnight Lane**

**Dallas, Texas 75229**

**972-247-0045**

Thank you for your attention to this matter. If you have any questions regarding this notice, please submit an inquiry via the "Contact Us" tab from the Association's website and select "General Question" or "Compliance" in the drop-down menu.

Regards,

Bear Creek Community Association, Inc. Its Board of Directors, in conjunction with, Essex Association Management, LP, Compliance Division

**Essex Association Management, L.P.**  
1512 Crescent Drive, Suite 112  
Carrollton, TX 75006  
Phone: (972) 428-2030  
Bearcreekranchhoa.com