



*Townhomes
Homeowners' Association*

**House Rules- RE: Homeowners/Renters Registration Procedure
Voted on at Board Meeting December 12, 2012**

House Rules and Deed Restrictions are imposed to make living for you and your neighbors pleasant and comfortable and for the benefit of all.

WGHA is zoned for single family residences and each home is restricted for residential use. At no time may the home be used for commercial purposes or by more than the number of persons which is designed for under the Zoning laws.

1. A unit owner intending to make a "bona fide" Sale or Lease of his unit shall give notice of such intentions to the Association. The Association will provide the Property Owner/Landlord an application for the prospective Purchaser or Lessee to complete and send back to the Association together with a copy of the Contract and/or Lease Agreement which should contain language referring to the House Rules and its violation effects.
2. The Association may conduct, at their discretion a background check for the welfare and safety of the Community. Although the Association cannot disapprove the Sale or Lease, it has the right to minimum information as requested in the application. The Applicant will be required to pay a \$100.00 fee to cover the costs of processing said application. An approval letter will be issued upon meeting all of the above requirements.
3. The Association has the right to expect all residents, whether Property Owner or Renter to abide by the House Rules, however, it is the responsibility of the Property Owner to make sure their Renter has a copy of the House Rules and enforces them.
4. The Property Owner/Landlord shall be exclusively responsible for the actions, damages and/or nuisance practices of his Lessee and Guests. The Property Owner will be notified by the Association of any violations of said Rules and or Deed Restrictions by his Guest or Lessee and the Association's expectations of enforcement and/or compliance. If a fine is imposed, as applicable by law, the Property Owner/Landlord will be levied for said fines.
5. Association may demand from Property Owner/Landlord the termination of a Rental Agreement after 3 violations (Multiple Violations) of the Lessee which are repeated or uncured.
6. Failure of the Property Owner/Landlord to abide by the House Rules which require registration of the Lessee will be considered a violation of said House Rules and subject to fines.
7. The Association may impose fines against a Property/Owner as allowed by law for failure to comply with the provisions of the House Rules, Deed Restrictions and Amendments of the Association Documents.