

WINDSOR PARK AT THE EAGLES HOMEOWNERS
ASSOCIATION INC.

FORM "A" – PAGE 1 OF 2

TO BE COMPLETED BY OWNERS WHO INTEND TO RENT OR LEASE A
HOME IN WINDSOR PARK AFTER APRIL 20, 2006

DISCLOSURE OF

Amendments to Declaration of Covenants, Conditions & Restrictions

Your attention is drawn to the following Amendments **recorded April, 20, 2006:-**

New Sections Added to Article VIII

- 20.1 No building or other improvements situated on any Lot shall be rented or leased separately from the rental or lease of the entire Lot.
- 20.2 No part of any such building or other improvements shall be used for the purpose of renting rooms therein or as a boarding house, hotel, motel, tourist or motor court or any other type of transient accommodation such as halfway house, rehabilitation center, temporary welfare housing, etc.
- 20.3 The number of lots and dwellings thereon that are allowed to be rented/leased at any given time are limited to 10% of the total number thereof. Existing rentals will be grandfathered and have first priority if existing rental agreement is to be renewed. The Board has the authority to adopt rules to enforce the provisions of this Section 20.
- 20.4 No dwelling shall be rented or leased for a period of less than 1 year.
- 20.5 No dwelling will be rented or leased without a contract providing for full lawn and if applicable pool service paid for by either the owner or the renter.
- 20.6 No home will be rented or leased without the Owner obtaining a written agreement signed by the prospective occupants wherein they agree to abide by the Covenants, Rules & Restrictions for Windsor Park and the Eagles Master Associations. Such documents are to be kept by the respective Owner and made available to the Association upon request.
- 20.7 In no event shall a landlord/tenant relationship exist between the Association and the lessee or tenant of any leased or rented property. Owners shall indemnify and hold the Association harmless in any event of such allegations in connection with the leased or rented property.
- 20.8 No person who is a sexual offender, sexual predator, or person who has committed a felony involving violence may occupy or reside within a dwelling subject to this Declaration of Covenants, Conditions & Restrictions. The Board may promulgate rules to maintain the integrity of this provision.

**WINDSOR PARK AT THE EAGLES HOMEOWNERS
ASSOCIATION INC.**

FORM "A" – PAGE 2 OF 2

**TO BE COMPLETED BY OWNERS WHO INTEND TO RENT OR LEASE A
HOME IN WINDSOR PARK AFTER APRIL 20, 2006**

Pursuant to Filing of Declaration of Covenants, Conditions & Restrictions Amendments Article III Sections 20.1, 20.2, 20.3, 20.4, 20.5, 20.6, & 20.7 the following, if applicable, is required to be filed with the Association records:-

PROPERTY ADDRESS RENTED/LEASED: _____

OWNER NAME: _____

OWNER CONTACT TEL #: _____

OWNER MAILING ADDRESS: _____

IS THE ABOVE PROPERTY MANAGED BY A MANAGEMENT COMPANY: _____

IF "YES" CONTACT DETAILS: _____

_____ TEL: _____

NAME OF TENANT _____ CONTACT TEL # _____

LEASE/RENTAL AGREEMENT TERM _____ EXPIRES ON _____

(Please Note: Minimum period required is 1 year Lease)

IN ACCORDANCE WITH AMENDMENT ARTICLE VIII SECTION 20.5 A
CONTRACT WITH FULL LAWN SERVICE AND POOL SERVICE (IF
APPLICABLE) IS TO BE PROVIDED TO MANAGEMENT
SUBMITTED _____ (check and submit copy of contract(s))

IN ACCORDANCE WITH AMENDMENT ARTICLE VIII SECTION 20.6 A
WRITTEN AGREEMENT SIGNED BY THE PROSPECTIVE OCCUPANT(S)
AGREEING TO ABIDE BY THE CC&R'S FOR WINDSOR PARK & THE EAGLES
MASTER ASSOCIATION IS TO BE MADE AVAILABLE TO THE ASSOCIATION
UPON REQUEST
SECURED BY OWNER _____ (check)

THE OWNER OF THE ABOVE-MENTIONED PROPERTY BY SIGNATURE HERETO
CERTIFIES THAT THE INFORMATION PROVIDED ON THIS FORM IS ACCURATE AND
AGREES TO PROVIDE THE ASSOCIATION WITH UPDATES AS AND WHEN NEEDED

.....
OWNER(S) SIGNATURE
DATE:.....

.....
PRINTED NAME(S)