



## Wildewood I-IV Lease and Rental Agreement Restrictions

**Introduction:** The WildeWood I-IV HOA / ACC has no ability to enforce its governing documents with regard to third parties, such as tenants. Thus, when a tenant fails to abide by the HOAs' governing documents, the HOA /ACC has the authority to take action against the property owner, but has no authority to evict a tenant. The HOA Board has the authority to enforce all CC&R's and Rules and Procedures against a property owner and will proceed accordingly in the event the property is rented or leased.

**CC&R's state:**

**P.2 #1:** "No structure shall be erected on any lot other than one single-family dwelling and detached or attached garage of similar design, . . . " *"And no use shall be made of any property or of any right or privilege appurtenant thereto, other than for private residential purposes of a single family, except as otherwise provided."*

**By-Laws stipulate:**

**Article VIII – Powers and Duties of the Board of Directors**

**Section 1. – (b)** adopt and publish rules governing architectural control, and to impose a reasonable charge for architectural review of each submission;

**(c)** administer and direct compliance with and enforcement of the Declaration, and all amendments thereto;

### *WildeWood I-IV Architectural Control Rules for Renters and Lease Agreements:*

The lease or rental of any dwelling within WildeWood I-IV for a period of less than twelve months (1 year) shall be prohibited. No dwelling within WildeWood I-IV shall be listed on a short-term rental service (such as, but not limited to, Airbnb and VRBO); The listing on such services shall serve as proof of and automatically establish a violation of these Rules and Regulations. *No use shall be made of any property or of any right or privilege appurtenant thereto, other than for private residential purposes of a single family, except as otherwise provided.*

All lots shall be used for owner-occupied, single family residential purposes only. With approval of both the Architectural Review Committee (ACC) and the HOA Board of the Wildewood I-IV Homeowners Association, a residence may be rented for a period of one year (twelve months). Extension of lease or rental agreements beyond one year will require a second and / or on-going approval by the ACC and HOA Board.

The lease or rental agreement must state that any tenant must be in compliance with all rules, regulations or procedures specifically outlined in the CC&R's, Bylaws, and ACC Procedures, if applicable.

Any property that is not properly maintained and or is in violation of Architectural Control Rules and Procedures will be fined according to the Continuing and Architectural Violation Fine Schedule.

**All homeowners who engage in any lease or rental agreement are encouraged to provide written copies of the CC&R's and By-Laws to any lessee, renter or tenant named in the rental or lease agreement.**

Approved by the WildeWood I-IV HOA Board on January 20, 2022