



January 22nd, 2024

Dear Owners and Residents of Winn Ridge,

Re: Complying with community rules regarding Leasing Guidelines and Regulations

It is the obligation of each Owner and Resident in our Community to adhere to the Covenants, Conditions and Restrictions (CC&R's) set forth in the *Winn Ridge Homeowner's Association, Inc.* Governing Documents. Our community continually strives to be a beautiful place in which to reside and in order to succeed in this endeavor, we all must conform to the CC&R's.

It has come to our attention that certain violations of the Leasing rules have been increasing in occurrence throughout the community, therefore, we would like to take this opportunity to remind you that all Owners and Residents are required to abide by the rules of the Association. Per the CCR's, there are to be no short-term leases, renting out rooms or sub leasing within the community of Winn Ridge.

Failure to comply results in notices of violation and if not cured, fines and possible suspension of amenity privileges. To avoid notice and penalty, please ensure you are complying with the Association's CCR's guidelines.

Please refer to the below excerpt from your communities CCR's:

Essex Association Management, L.P.
1512 Crescent Drive, Suite 112
Carrollton, TX 75006
Phone: (972) 428-2030 Fax: (469) 342-8205
www.winnridgehoa.com



WINN RIDGE

Homeowners Association

Section 2.2.2 Leasing.

Homeowners who rent or lease their residence are required to execute a written lease agreement, signed by the tenant and a copy provided to the Association prior to the tenant's possession of the residence. The lease shall contain, at minimum, the following:

- (a) Term of Lease. Initial term of the lease shall not be less than one (1) year.
- (b) Entire Residence. The property leased includes the entire residence.
- (c) Single Family. Lease is restricted to single family per Section 2.2.1 above. Owner shall provide to the Association or its managing agent the names and contact information for the tenants.
- (d) Abide by Rules. The Owner must make available to the tenant copies of the CCR's, Rules and Regulations, and all amendments thereto. Tenant must agree to abide by all Association's rules and must acknowledge that failure to do so may constitute a default under the lease terms and agreement. Owner must obtain a signed acknowledgment from the tenant that this section of the CCR's has been explained in detail. The Tenant shall not be allowed access to any secured areas of the Association's website or other official social media platforms. Owner shall not allow tenant to use their secure log in information to access information on any secured platform established for homeowner use only or owned and/or operated by the Association or its managing agent.
- (e) Restrictions on Subleasing or Assignment. No assignment or sub leasing is allowed.
- (f) Renters Insurance Required. Tenant must carry renters insurance.

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Thank you in advance for your cooperation. Should you have any questions we encourage you to:

Utilize our web submission tool located on your communities Association website at www.winnridgehoa.com. Please make sure you are registered and logged in then click on the Contact Us Tab and follow the prompts to submit your web submission. Once you are registered, you will have access to various resources and benefits.

Thank you,
Essex Association Management, L. P.,
On behalf of Winn Ridge Homeowner's Association, Inc.

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