



Homeowners Association

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WCHOA RENTAL POLICY

The following summarizes Association policies and regulations pertaining to rental properties, owners, and tenants.

- 1) The property owner(s) will ultimately remain responsible for:
 - All dues and obligations to the Woodlyn Crossing Homeowners Association, regardless of how they are incurred.
 - Properties will not be allowed to be rented for the first 2 years of ownership.
 - Leases will be for a minimum of 1 year (Previously purchased properties & newly purchased properties).
 - Landlords will provide the WCHOA a copy of the lease.
 - Each Tenant must have a completed Rental Orientation on file.
 - Failure to complete an Orientation carries a \$100 per month fine until filed.

2) **The Tenant must attend an orientation meeting with a representative of the Homeowners Association at a cost of \$100.00.**

For owners who rent their property, the Board has passed a rule that the landlords must advise the office when new renters move into their properties and the tenants must appear at a tenant orientation so that they know what the rules are of the Association. The Board approved a monthly \$100 for Landlords that do not have their tenant complete the Tenant Orientation. This fine will be monthly until the tenant Orientation is completed. The tenant orientation fee is \$100.00* The Landlord shall inform the Tenant that the rental property is part of a Planned Unit Residential Development and subject to the rules and regulations of the Woodlyn Crossing Homeowners Association. The Landlord shall inform the Tenant that there are rules and regulations that apply to pets, trash storage & collection, trucks & cars, exterior alterations, use of private property & public areas as well as use of the amenities. The Administrator will provide copies of the Covenants and rules & regulations upon request and/or they may be viewed online at www.woodlyncrossing.org

- 3) Correspondence and invoices for dues and assessments will be sent to the property owner. General newsletters, neighborhood notices and pool information will be sent to the residence. Violation and enforcement notices will be sent to both the Landlord and Tenant. The Landlord must maintain their current contact information with the Homeowners Association and notify the Association when the property is rented and provide the names and contact information of the tenants.
- 4) Tenants are allowed to use amenities and the swimming pool if they obtain Pool Passes. To obtain a Pool Pass, Tenants must submit a completed Resident Information Card, available from the office, for identification cards. Tenants must have their permanent address in Woodlyn Crossing to be entitled to pool passes.

*Updated August & September 2023