

# Amendments to the Rules and Regulations

These amendments were changed and adopted at the Board of Directors meeting on September 5, 2020 and effective immediately

## 2020-10

That the Board of Directors has decided that Short Term Rentals which are defined as rentals for a period of less than thirty (30) days should be discourage in the community. However, based upon economic conditions the Board of Directors has decided to allow Short Term Rentals subject to the administrative Rules, Regulations and Charges as set forth herein.

H. Administrative Charges, Tenants: If a person owns a home in Woodledge Village Community and does not occupy it, the home will be considered a rental property or spec home.

A Long Term Rental is considered a rental of thirty (30) days or more. Each Long Term Rental must register with the Association office and the owner must obtain an Annual Rental Permit from the Association at a cost of five hundred and 00/100 (\$500.00) dollars per year per tenant.

A Short Term Rental is a rental for a period of less than thirty (30) days. The owner of a property which is used for a Short Term Rental shall obtain a **Short Rental Permit**. The fee for the Annual Rental Permit shall be one thousand and 00/100 (**\$1,000.00**) dollars per year. In addition, the Short Term Rental shall be subject to a registration requirement each time the property is rented and a **Registration Administrative Fee** of one hundred twenty-five and 00/100 (**\$125.00**) dollars, per rental per day together with a ten dollar (**\$10.00** per day, per person fee for the use of association amenities to be paid when the Rental Registration Fee is paid seven days prior to any rental.

## 2020-11

Fines added to existing list

Failure to pay the Short Term Yearly Permit \$ \$500.00 each month that it is not paid.

Failure to register and pay a Short Term Rental Tenant seven (7) days prior of the rental is \$ 125.00 fine per night.

Failure to register a Long term rental tenant seven (7) days prior to move in \$25.00 fine.

## 2020-12

The fees for the administrative cost are as follows:

Standard size above Ground Pool up to 12'x24' - \$75.00.

Shed 8'x8' - \$25.00, Shed 9'x12' - \$50.00, Shed 10'x14' - \$75.00

Shed 12'x12 - \$75.00, Shed 10'x16' - \$ 100.00

Dock 3'x15' - \$50.00

Deck 8'x8' - \$75.00, Deck 9'x12' - \$100.00

Enclosed Deck/Porch is \$150.00.

One Car Garage - \$125.00, Two Car Garage is \$200.00, Three Car garage is \$300.00 and Four Car Garage is \$400.00 providing you meet the set backs

Car Port must be opened on 2 sides -12'x24'- \$100.00, 24'x24' -\$150.00

House (stick built) - \$800.00, Modular- \$1000.00.

House Addition - \$ 200.00, and up by approval of the square footage.

A new roof - \$100.00

A tree Bond - \$1000.00

The contractor's permit is \$75.00 per year.

Contractor's business card advertised in newsletter is \$ 25.00

Long term rentals \$ 500.00 per rental or per year. (More than 30 days)

Short term rentals \$ 1,000.00 a year for the short term rental permit.

(Less than 30 Days)

Short term rentals charge per day, per rental \$125.00.

Short term rental charge per day per person for use of amenities \$10.00 paid up front when rental charge