

APPENDIX 5.

UNIT SALE/ RENTAL

The unit owner will furnish the Secretary of the Board of Directors with the completed "Addendum to Lease Agreement" providing the name, address, telephone, and e-mail address of the purchaser / renter prior to execution of sale or execution of lease document.

A. UNIT SALE

1. The sale contract for a unit must include any assignments that are required to be carried forward to new owners for a unit as specified in the By-Laws of the Association, including specific unit owner responsibilities for landscaping improvements.
2. The Board of Directors will, as a minimum, make available the following documents to the purchaser / real estate agent: By-Laws, Rules & Regulations and Association Addendum and any additional documents as required by local, state, or federal laws or regulations.
3. The sale of a unit shall be for the entire unit and not be partitioned, e.g., for rental/ lease space.

B. UNIT RENTAL

1. The renting of any unit must meet the requirements of the By-Laws and the Rules & Regulations of WPHOA. The unit owner must furnish a copy of the Rules & Regulations of the Association to the renter.
2. Units may be rented as long as the term of the lease is for a minimum of one year and must be for the entire unit without sub-division. A home may not be entered into a rental of lease agreement more than two (2) times in a one (1) year period. Rented homes are restricted to one family occupying the premises. Units may not be rented for short-term using vacation rental apps (VRBO, Airbnb, etc.)
3. Prior to executing a lease, the unit owner (or agent) must execute the WPHOA Addendum Agreement signifying acceptance of the Rules and Regulations of WPHOA by the lessee, with their respective signatures.
4. The unit owner (or agent) will submit to the site management firm the executed "WPHOA Addendum Agreement" to confirm the lessee agrees to abide by the Rules & Regulations of WPHOA.
5. The unit owner is responsible for ensuring tenants comply with the Rules & Regulations and By- Laws of Lamplighter.
6. The unit owner is responsible for any property damage caused by the renter and/ or their guests.
7. Renters requiring maintenance on items identified to be the responsibility of the Association, are required to schedule work request through the unit owner.

WESTSHORE PARK HOMEOWNERS' ASSOCIATION

Addendum to Lease Agreement

Unit to be leased is owned by: _____

Address of property being leased: _____

Leasee: _____

Mobile Phone: _____ Home Phone: _____

Email: _____ Work Phone: _____

Unit will be leased from ____/____/____ to ____

I have received from the owner/real estate agent the following document:

- Rules and Regulations of the Westshore Park Homeowners Association, Inc. on ____/____/____.
- The document provides compliance guidance for living in the WPHOA community at _____ (street address).

During the duration of my lease, I (we) will abide by the requirement stipulated by the Rules and Regulations of the Westshore Park Homeowners Association. .

Signature(s): _____

Date: _____