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Trini Beaver
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Cross Reference: 1987011703

Declaration of Covenants and Restrictions
Hickory Woods Development
Amendment 1

Amendment of Section 3 Title:

Restrictions Concerning the Size, Placement, Maintenance of dwelling Houses and other Structures, and Rental of a Lot or House.

Addition to Restrictions Concerning the Size, Placement, Maintenance of dwelling Houses and other Structures, and Rental of a House.

L. Rental of a House.

1. For purposes of this Amendment the term owner of a house includes but is not limited to an individual or individuals, company, corporation, partnerships, trust, guardianship, estate, or any arrangement with common beneficial ownership.

2. For purposes of this Amendment the term annual shall be a period of 12 months starting on June 1st and ending on May 31st.

3. Owners of a house must live in the house at least one year before they can apply to the Board to be granted approval to rent the house.

4. No more than 3 houses in Hickory Woods Development can be in rental status at any time.

5. A house cannot be in rental status for more than 5 consecutive years starting when the home is approved for rental by the board.

6. Minimum rental term is 6 months; this includes any short-term rentals by the owner or rentals through a third party.

7. A house owner must apply to the board in writing for approval to rent a house in advance and receive approval from the board before a house can be rented.

8. A fee of \$50 must be paid to the Association with the written application requesting approval to rent a house.

9. A \$50 fee must be paid to the Association annually during the rental period payable when the assessment is due, June 1st. This fee is in addition to the regular assessments.

10. An owner of a house that was previously rented can move back into the house and must reside there 1 year before applying to the Board to rent the house again.

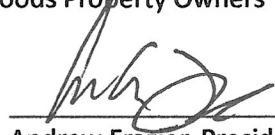
11. Rental approvals will be on a first come first served basis. A waiting list will be formed if needed. If a house is approved for rental and not rented within 6 months from the approval of the rental by the Board, the approval will be withdrawn.

12. If a house is rented without the Board's approval, a fine of \$500 per month will be assessed the owner. If the rental continues for more than 6 months, the Board can assess additional penalties.

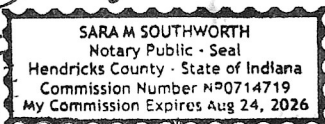
13. An owner can only rent one house.

14. The Board may promulgate rules to implement and administer the Rental of House policy.

This Declaration of Covenants and Restrictions, Hickory Woods Development, Amendment 1 adopted and executed this 21 day of July, 2024, by the Board of Directors of Hickory Woods Property Owners' Association, Inc.

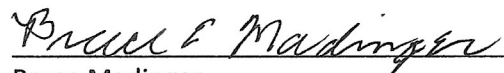


Andrew Frazier, President



Prepared By: BRUCE MADINGER

Prepared By: I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in the document, unless required by law.



Bruce Madinger

Board member of Hickory Woods Property Owners' Association, Inc.