

BELFORT PLACE COMMUNITY ASSOCIATION, INC.

Working Together for a Better Community

November 5, 2022

Dear Homeowner,

Recently the Board of Directors of Belfort Place Community Association met to consider adopting Guidelines and Rules and Regulations for Rental Property. A document was created and has been filed with the Harris County Clerk's Office. This document outlines the use and lease of your property and a cap of the number of properties that may be rented in our subdivision. You will find the document enclosed with this letter.

The following items are being brought to your attention.

- Dwellings may only be leased for single-family residential purposes.
 - This means you may not lease your house as an Airbnb or other transient purpose.
- There must be a written lease and you must notify the Association in writing of the Lessee(s) names and contact information. (See forms at the end of the document.)
 - No Lessee may use the pool or other common area until the information requested has been provided.
- You may lease to immediate family members and that will not be considered in the rental cap, but you must provide documentation showing relationship to immediate family member within 30 days of occupancy.
- We now have a rental cap. The maximum number of dwellings that may be leased is no more than 15% of the 94 homes in our neighborhood. That number is 14 homes.
 - We currently have 23 homes that are rental properties. This means we are over the rental cap and no other houses can be leased until we have less than 14.
 - If your house is currently leased, it may continue to be leased until the tenant moves out. After that, you will need to be placed on the list of possible rental properties. You will not be able to rent your house until your name is at the top of the list and we are less than 14 homes rented.
- An owner must have occupied his/her Dwelling for at least 12 months (1 year) prior to turning their house into a rental property.

This action has been taken by the Board to preserve all our property values. If you have any questions, you may contact the HOA Board President Robert Stakem at rstakem@aol.com

Sincerely,
Your Board Members