

NOCONA HILLS OWNERS ASSOCIATION

Residence Policy

Lease of Lot (or Home) (or Contract for Deed)

As an incident of ownership of a lot in the Subdivision, the owners thereof may lease such lot, together with the appurtenant right to use the commonly owned facilities. During the term of the lease the owner retains all voting rights. Lessee shall complete and file an information form with the Association. A security deposit of up to \$1,500 (fifteen hundred dollars) to be determined by the board shall accompany the lease agreement. The deposit will be refundable within sixty (60) days after termination of lease subject to offset for any indebtedness to the Association or its wholly owned subsidiaries. A lessee of a lot in the subdivision shall not become a member of the Association. The owner of the premises continues to be a member of the Association, and fully obligated for the assessment as provided for herein.

Termination of Use Privileges

Use privileges shall automatically terminate when the applicable requirements as to ownership or tenancy cease, OR AT ANYTIME A MEMBER IS DEEMED NOT IN GOOD STANDING.

No move in possession may take place until all required paperwork and information sheet has been filed and approved at NHOA office. Failure to do so may result in fines, loss of membership good standing with right to use facilities for owner of record and any said occupants.

- a. All homeowners dues will be paid to date before property can be sold, leased or contract for deed (rent to own), deposits paid in full, before possession can take place

- b. NHOA is not responsible for collection of dues, fines or assessments from anyone other than the deed holder of record on file at Montague County Courthouse.
- c. All residences must have approved inspection by rules and compliance committee and any county inspections required for a residence to be deemed a livable habitation before move-in possession may take place.
- d. No residence shall be sub-let or partially rented out. All residences are single family dwellings per deed restrictions.
- e. All owners must apply for a building permit for any new construction, any changes or alterations to existing structures, add-on's or extensions for a residence inside Nocona Hills. All permits must be acquired through the NHOA office and approved by the rules and compliance committee before any construction can begin. A permit is needed for and not limited to add-ons, extension to residential structures, sewers and sewer lines, roofing (new and tear offs), storage buildings (new pre-fab or constructed), new propane lines and tanks, carports, garages, decks, gazebos, sidewalks, driveways, culverts, porches, fences (including permanent dog kennels and dog runs), pools and hot tubs, outdoor deco such as fountains and fish ponds. Permanent children play structures (swings, slides, clubhouse or tree house).