WINSTON TRAILS RENTAL RESTRICTIONS

- Property must be owned for a minimum of 1 year.
- There may be no overdue balances or open violations on the property.
- There may be no more than 10% of homes within a sub association rented at one time. (With the exception of Prairie Dunes. See below)
- A security deposit of $1,000 is required to be made by the homeowner payable to the sub association. This may be refunded per request of the homeowner once the property will no longer be rented. This security deposit may not be paid to the association by the tenant.
- Each tenant 18 years and older are required to complete an application via Tenant Evaluation and receive approval from the board prior to start of lease.
- Lease term may only be for 12 months. No short term or month to month lease permitted.
- Each lease requires a completed Winston Trails Addendum with signatures from the homeowner, tenant and board member.
- There is a maximum of 2 pets permitted per household. (Restrictions may apply, see below.)
- Lease renewal to be approved by board required each year.

SUB ASSOCIATION SPECIFIC RESTRICTIONS

Barton Creek:

1. Landscape contract required for length of lease term. Renewed contract due with every lease renewal. Contract must indicate following services: cuts, beds, mulch, fertilization/weed control, pest control [as needed], fertilizations of all palms, shrubs and ornamentals twice a year, monthly wet check, annual tree trim required [palms to be trimmed as needed], sod replacement as needed and no weeds or weed vines may be allowed to grow on house or in plant beds.
2. Homeowner must provide proof of insurance for the length of the lease term. The proof of insurance must include the name of the insurance carrier, policy number and policy coverage dates demonstrating coverage throughout the entire lease term. Updated proof of insurance must be provided to the association within ten (10) business days of the lease renewal.

Catalina:

1. New Rentals must be reported to Catalina Welcome Committee.

Prairie Dunes:

1. No more than 3% of homes may be rented at one time.
2. Landscape contract required for length of lease term. Renewed contract due with every lease renewal.
3. Interview conducted by Prairie Dunes board prior to lease approval.

VOG/Golfview:

1. New rentals must be reported to VOG Welcome Committee.

Wedgewood:

1. No dogs deemed as dangerous per Palm Beach County permitted.