



May 9, 2025

Dear Weston Ridge Homeowner,

We are writing to provide a friendly reminder about our Association's leasing guidelines for Weston Ridge and to address on-street parking concerns. We understand that many Owners lease out their homes, and we would like to take this opportunity to share this reminder on the importance of adhering to the community rules and guidelines regarding leasing and bring to your attention the recent safety concerns excessive on-street parking has caused within our community.

In regard to leasing, on October 31, 2024, the Association recorded an Amendment to the Covenants, Conditions and Restrictions (the "CCRs") that amended the terms and rules for leasing. We encourage you to visit the Association's website at www.westonridgehoa.com and review the Amendment under the Governing Documents tab so you are familiar with the rules and requirements for leasing. As part of the amendment, a leasing maximum of ten percent (10%) was established and as of the writing of this notice, that leasing maximum has been met. Furthermore, as part of the amendment an Owner must occupy their home for at least two (2) years prior to being eligible to lease out the home to a non-owner occupant.

Other rules such as, but not limited to applying for approval to lease, providing a tenant information form, terms of lease, as well as other specific leasing rules apply and will be diligently enforced. Owners must also submit a written request for any variance or hardship considerations which must also be reviewed and approved by the Board. We are proud to announce that a new platform on our Association's website will soon be available that will allow Owners to submit applications to lease as well as register your tenants online with ease. Please watch for e-mail updates regarding these new features.

Lastly, we would also like to take this opportunity to kindly request that all residents adhere to parking regulations for the community. We have received multiple reports of vehicles cluttering the streets and making certain intersections and areas unsafe, blocking proper line of sight, and causing safety concerns for pedestrians as well as passing through vehicles on the streets. Owners and Residents should use their garage and driveway for parking and limit the number of vehicles parked on the street. No vehicle should be parked within fifteen to twenty feet of a stop sign or intersection to avoid blocking line of sight. The Board would appreciate your cooperation by using your garage and driveway and limiting on-street parking as much as possible.

Thank you for complying with the rules of the Association and helping make Weston Ridge a safe, harmonious, and beautiful place to live.

Sincerely,

Board of Directors,
Weston Ridge Homeowners Association, Inc.

c/o Essex Association Management, LP
1512 Crescent Dr., Suite 112
Carrollton, TX 75006
Office: (972) 428-2030 Fax: (469) 342-8205