

**RULES AND REGULATIONS REGARDING LEASING PROPERTY IN  
WELLINGTON OF FLOWER MOUND, DENTON COUNTY, TEXAS**

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It is permitted for Owners to lease a residential dwelling in the subdivision, so long as:

- (a) the Owner complies with Article IX, Section 9.01 of the Declaration, entitled “Residential Purposes”;
- (b) occupants are leasing the entire Lot (including all land and improvements comprising the Lot and residential dwelling) to use as a residence;
- (c) the term of the lease is greater than ninety (90) days;
- (d) the Owner and the occupants have the intent that the occupants remain on the Lot, and that it become the occupants’ place of residency; that is, that the occupants will make the Lot and residential dwelling their home;
- (e) the lease complies with any dedicatory instrument of the Association, including any leasing policy, rule, or regulation promulgated by the Board;
- (f) each residential dwelling shall be owner occupied for a minimum of twenty-four (24) months from the purchase of the residential dwelling before the residential dwelling may be leased (effective January 1, 2022);
- (g) at resale, the buyer of the residential dwelling is required to sign a document acknowledging they will occupy the residential dwelling for the minimum twenty-four (24) month period and will comply with all restrictions on leasing, to include no short-term rental leasing;
- (h) suspected violators of the leasing restrictions will be sent a certified notice that they are not in compliance and provided thirty (30) days for the Owner to resolve the issue before fines (\$500 per month) will be incurred and the issue eventually referred to an attorney for resolution; and
- (i) the Owner of a leased residential dwelling submits a Rental/Lease Property Form each time there is a tenant change.

The Board of Directors for the Wellington of Flower Mound Residential Association, Inc. may at their discretion review on a case-by-case basis a hardship petition to the leasing restrictions and provide a variance.