Windemere Homeowners Association Trustee Meeting Minutes, Mar 23 and Mar 26, 2017

Present: Ron Simmons, Ron O'Rear and Cindy Lawson.

Potential Buyer of 289 Hampton Place requested clarification of HOA covenants regarding renting to roommate(s).

Declaration of Subdivision Restrictive Covenants Restriction 1 Purpose of Property states "all lots comprising the property shall be used exclusively for single-family, private residence purpose."

Beavercreek Township Zoning Department provided the Beavercreek Zoning Resolution definition of "Family" as "one or two persons or parents, with their direct lineal descendants and adopted children together with not more than two persons not so related, or a group of not more than four persons who need not be related, living together as a single housekeeping unit in a dwelling unit."

Legal Review of the Declaration of Restrictive Covenants verified that there would be no violation of the restrictive covenants. There is not language to prohibit people from renting their property. Covenants would have to specifically state no renting is permitted. If the homeowners wanted to restrict rentals, covenants would have to be amended in accordance with the majority percentage required by the by-laws.