

# WESTCHESTER OF HILLSBOROUGH HOMEOWNERS ASSOCIATION INC.

2753 S.R.580 SUITE 202; CLEARWATER FL 33761  
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## DISCLOSURE OF

### Amendments to Declaration of Covenants, Conditions & Restrictions

Your attention is drawn to the following summary of Amendments **recorded September 16, 2009**:-

#### **New Sections Added to Article VIII**

- 21.No more than a single family may occupy a home within Westchester and the term "single family" is defined.
- 22.The number of homes permitted to be rented/leased at any given time is limited to 7% of the total number thereof (368 x 7%=26). Existing rentals will be grandfathered and have first priority if existing rental agreement is to be renewed.
- 23.No dwelling will be rented or leased without proof of a full landscape contract including lawn fertilization, pest control and tree and shrub pruning and trimming (which shall be paid for by either the owner or the renter).
- 24.No dwelling shall be rented or leased for a period of less than 1 year.
- 25.No home will be rented or leased without the Owner obtaining a written agreement signed by the prospective occupants wherein they agree to abide by the Covenants, Conditions, Rules & Restrictions for Westchester. Such documents are to be kept by the respective Owner and made available to the Association upon request.

**PLEASE NOTE THAT THE RENTAL CAP HAS BEEN REACHED – ALL  
BUYERS MUST OWNER OCCUPY**