

Woodlake Property owners are responsible for their tenant's compliance with restrictive covenants

If you are renting your Woodlake property to others, you (as owner) remain responsible for your property being compliant with applicable restrictive covenants. If there is a violation of restrictive covenants on your rented property, you, as owner, are responsible for correcting the violation. The Board of Directors must send you the letter (not your tenant) requiring corrective action. Note that with the Woodlake Property Owners Association's policy concerning letters of deed restriction violations, a 2nd letter for the same violation will result in an automatic \$50 fine and a 3rd letter will result in an automatic \$100 fine.

How can you, as a Woodlake property landlord, in turn, hold your tenants responsible for complying with the restrictive covenants? Add the following clause (or similar wording) to your lease/rent agreements: *"Tenants agree to abide by the Woodlake Restrictive Covenants (Deed Restrictions) applicable to this property. Those restrictive covenants are filed for record at the Bell County Clerk's office and viewable at the Woodlake community website: Woodlake.net."* Although adding such a clause to the lease/rent agreement won't absolve the property owner of responsibility to correct a violation, it can provide the owner justification for removing a tenant that fails to comply with the Woodlake restrictive covenants.

It's also important for landlords to keep their contact information current with the Woodlake Property Owners Association. An inability of the Woodlake POA Board of Directors to notify you can cost you more in fines, if that inability is the result of you not keeping your contact information updated. Ensure that your current name, address, phone # and email address are on file by sending updates to Woodlake.net@gmail.com or Woodlake@ymail.com or mail to: Secretary, Woodlake Property Owners Association, P.O. Box 1904, Belton, Texas 76513.