

## **FOR HOME SELLERS**

Take advantage of Heritage Pines **Good Neighbor Group** program. Have your real estate agent call one of the following members of this group:

Betty Morgan, Mary Hodes, Linda Thompson, Nancy Romano, Sandy Ramsey

They will explain that for a small fee of \$5.00 (all groups must be self-sustaining) we will list your home on the sheet we place in the Homes for Sale box in front of the clubhouse. Potential buyers can drive by and pick up the information at anytime. This sheet will list the address of the property, agent's company, agents name and their phone number. On the back there is a map of the neighborhood, with the homes for sale highlighted. Also included is an additional sheet with a brief description of some of the Clubhouse activities and the Heritage Pines website. As you are aware, the clubhouse can only be entered by someone accompanied by a resident, so the Good Neighbor Group can make arrangements with your Realtor to provide this service for you. They will give the Agent and the Prospective Buyers a tour of the clubhouse and surrounding area.

Homeowners must turn in all clubhouse and pool keys to the Office when moving.

## **FOR HOMEOWNERS WITH TENANTS**

The following has to be turned into the Office within **48 hours** of leasing your property.

1. A copy of the signed lease.
2. Proof of age of the tenant – drivers license accepted
3. Tenant must arrange a meeting with the Office for orientation to go over the rules and regulations within 7 days after occupancy.
4. Homeowner is to provide tenant with the keys for the Clubhouse, pool and the parking sticker. The Office will provide these items to the tenant for a fee of \$50.00

### **ARTICLE XI**

#### **Section 3.**

No owner who is a Class A Member may rent or sell a Unit unless at least one person who will occupy the unit is 55 years of age or older. The Board of Directors shall have the right to require prior age verification from all prospective occupants.

#### **Section 14.**

Leased Units. An Owner may lease or sublet his Unit; provided, however, that any lease or sublease must be for at least six (6) months, in writing and contain the following provision:

“Tenant shall obey, adhere to and be bound by all provisions of the **Declaration Of Covenants, Condition And Restrictions For The Heritage Pines Community Associations, Inc.**, recorded in the Wake County Registry. Tenant acknowledges that he has received of a copy such Declaration and the rules and regulations of the Association and is familiar with the provisions of same.”

If an Owner fails to include said provision in any lease or sublease, it shall be conclusively deemed to be included and part of said lease or sublease. Owner shall furnish the Association a copy of any leases or subleases of his Unit.

Tenants are bound by the Rules and Regulations of the Heritage Pines Community Association, Inc.