

WOODSIDE EAST HOMEOWNER'S ASSOCIATION (WEHA)

**GUIDELINES FOR
UN-RECORDABLE, REVOCABLE GRANT OF LICENSE
FOR TEMPORARY USE OF LIMITED COMMON AREA**

- 1) Unit Owners with less than ten (10) feet of property from the rear of the structure to their property line may apply for an Un-Recordable, Revocable Grant of License for Temporary Use of Limited Common Area (hereinafter, "License").
- 2) Unit Owners property plus the limited common area use granted by the License (hereinafter, "Licensed Area") shall not extend beyond ten (10) feet from the rear Unit Owner's structure.
- 3) Term of the License shall expire annually on the last day of the WEHA fiscal year. The License may be automatically renewed upon payment of the required fees and compliance with terms of the License.
- 4) Fees for use of the Licensed Area shall be Two Dollars and 73 cents (\$2.73) (as of 2019) per square foot of Licensed Area (hereinafter, "License Fee") per year and may be adjusted by WEHA. License Fees may be pro-rated.
- 5) To apply for a License, Unit Owners shall complete and submit a license application and as-built survey.
- 6) Upon approval of the License Application by the WEHA Board of Directors, Unit owner shall
 - a. Sign the License
 - b. Pay the License Fee
 - c. Relocate the patio area fence to encompass the Licensed Area.
- 7) Fencing surrounding the Licensed Area shall be installed and maintained in compliance with WEHA guidelines.
- 8) All expenses associated with the License and the Licensed Area shall be paid by the Unit Owner(s).
- 9) The License is granted to the Unit Owner(s) only and is not transferrable or assignable.
- 10) Failure by Unit Owner(s) to comply with the terms of the License or to pay the License Fees when due shall be grounds for termination of the License.