**Whispering Meadows Homeowners Association Seller’s and Realtor’s Guidelines**

When your unit is offered for sale, it is very important that you understand the restrictions and requirements that are contained in our governing documents. The Association is incorporated under The Missouri Nonprofit Corporation Act and is governed by four important documents that supersede everything except Missouri State law:

1. Articles of Incorporation
2. Covenants
3. Bylaws
4. Board Policy

A Homeowner agrees to abide by the governance stated in these documents when assuming ownership of property within the Association. It is your responsibility to make sure any potential buyer is made aware of the requirements and restrictions of owning property in the Association. If a real estate agency is handling the marketing of your unit, they must be made aware of these items also. While all of the documents are important, the following are those that are usually associated with selling and purchasing a unit. These documents are on the Whispering Meadows website, **whisperingmeadows.org**.

COVENANTS

Article V Section 2 Purpose of Annual Assessment

Article VI Section 2 Owner’s Insurance

Article VII Section 3 Owner’s Responsibility

Article VII Section 4 Improvements and Alterations

Article X Section 1 Single Family Residence

Article X Section 3 Signs

Article X Section 5 Storage

Article X Section 7 Animals Kept as Pets

Article X Section 10 Parking – Trucks must be parked in garage

Article X Section 11 Planting, Gardening and Fencing

Article X Section 12 Barbeque Grills

Article XI Section 9 Miscellaneous Expenses – $200 Transfer Fee

BYLAWS

Article 3 Section 3.02 Responsibilities of Members

BOARD POLICIES

Board Policy 104 Homeowner Insurance Requirements

Board Policy 201 Homeowners Dues and Special Assessment Payments (First month’s Dues payable on Closing.)

Board Policy 401 Encroachment on Common Area

Board Policy 505 Association, Maintenance Manager and Owner Responsibilities

Board Policy 509 Temporary Dumpster or Large Container Placement

Board Policy 601 Rules and Regulations: Parking – Trucks must be parked in garage

Board Policy 602 Auction and Estate Sales

Board Policy 901 Restricted Use of Townhome Unit

Thank you for making this transaction as easy as possible for everyone involved. If you have any questions about any of these documents, please direct them to the President of the Board or the Treasurer, both of which are listed in your Directory and on our website.

July 18 2022