



PROVIDENCE

NOTICE OF STAY OF PROVIDENCE HOA'S RENTAL AND LEASING RULES

Please take notice of an Agreement between the U.S. Department of Housing and Urban Development (“HUD”) and Providence Homeowners Association, Inc. (“PHOA”) and FirstService Residential Texas, Inc. (FSRT) pertaining to certain Rules recently adopted by PHOA. In June 2022, the Board of Directors of Providence Homeowners Association, Inc., (the “Board”) adopted a series of Rental and Leasing Rules (“Rules”), amending Article II of the *Declaration of Covenants, Conditions, and Restrictions for Providence* (“Declaration”).¹

Following the adoption of the Rules, certain Providence tenants and homeowners filed complaints with HUD, alleging that the Rules violate the Federal Fair Housing Act, 42 U.S.C. 3601-19, by discriminating because of their race, color, national origin, sex, familial status, or disability. HUD is investigating these allegations. PHOA and its property management company, FirstService Residential Texas, Inc., are fully cooperating with the HUD investigation and remain committed to ensuring that the Community continues to be the inclusive, diverse, family-friendly community that we all enjoy and call “Home.”

Please be informed that:

Until HUD’s Investigation and Any Subsequent Litigation by HUD and/or the U.S. Department of Justice (“DOJ”) is Complete:

- **THE “SECTION 8 HOUSING RESTRICTION” RULE IS STAYED AND WILL NOT BE ENFORCED.**
If you are a Housing Choice Voucher recipient, or receive any publicly financed or subsidized housing program funds, or are a homeowner who rents to such a recipient, your housing lease/tenancy will not be terminated or non-renewed under the Rules until the HUD matter is resolved.
- **THE “ONE RENT HOUSE LIMIT” RULE IS STAYED AS TO CURRENT HOMEOWNERS.**
A current homeowner will not be required to reduce the number of rent houses they own in PHOA under the Rules until the HUD matter is resolved.
- **THE “HOMEOWNERS LIABLE FOR DAMAGES” RULE IS STAYED AND WILL NOT BE ENFORCED.**
Homeowners will not be liable for expenses incurred for enforcement of the Section 8 Housing Restriction/One Rent House Limit Rules or other related damages until the HUD matter is resolved.
- **THE FINES POLICY IS STAYED AND WILL NOT BE ENFORCED.** Homeowners will not incur fines for renting to voucher-holders or for having more than one rent house under the Rules until the HUD matter is resolved. Homeowners cannot and should not evict tenants or non-renew leases to avoid fines.²

¹ See Document No. 2002-R0073755, Vol. 5105, Page 2787, in the Official Public Records of Denton County, Texas.

² See Rental and Leasing Rules (1)-(3).

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Your Rights Under the Fair Housing Act:

- The Fair Housing Act makes it unlawful, among other discriminatory actions, to:
 - Refuse to sell or rent after the making of a bona fide offer, or to refuse to negotiate for the sale or rental of, or otherwise make unavailable or deny, a dwelling to any person because of race, color, religion, sex, familial status, national origin, or disability.
 - Discriminate against any person in the terms, conditions, or privileges of sale or rental of a dwelling, or in the provision of services or facilities in connection therewith, because of race, color, religion, sex, familial status, national origin, or disability.
 - Make, print, or publish, or cause to be made, printed, or published any notice, statement, or advertisement, with respect to the sale or rental of a dwelling that indicates any preference, limitation, or discrimination based on race, color, religion, sex, disability, familial status, or national origin, or an intention to make any such preference, limitation, or discrimination.
 - Coerce, intimidate, threaten, or interfere with any person in the exercise or enjoyment of, or on account of his having exercised or enjoyed, or on account of his having aided or encouraged any other person in the exercise or enjoyment of, any right granted or protected by the Fair Housing Act.
- Providence is a community of neighbors, and the PHOA and FSRT encourage and remind all neighbors of our communal obligation to each other to uphold community standards, including standards prohibiting misconduct and inappropriate behavior.

If you believe you have been harassed because of your race, color, national origin, sex, familial status, disability, or religion, you are encouraged to file a written complaint with the Board, which will receive and process complaints consistent with all applicable PHOA rules. **If you believe you have any**

**experienced any form of housing discrimination
or have evidence to support HUD's investigation, please contact HUD:**

Visit <https://www.hud.gov/fairhousing/fileacomplaint>
or call to speak with an FHEO intake specialist at 1-800-669-9777 or TTY: 1-800-877-8339.