

Town Place Village Homes Condominium Association Inc.'s Rules and Regulations

**Mailer Excerpt of 2nd Amendment ratified on March 16 2026, originally Adopted
November 15, 2022, 1st Amendment January 31, 2024)**

SECTIONA 1-20 NO CHANGE (SEE www.grsmgt.com for Town place Page with full rules)

NEW SECTION TO BE ADDED

21. CREDIT SCORES

All prospective purchasers and tenants are required to meet the following minimum credit standard as a condition of Board approval: Purchasers and primary tenants must have a minimum FICO credit score of 650.

1. If there are multiple purchasers or tenants, only one individual—the primary purchaser or primary tenant listed on the application—must meet the minimum credit score requirement of 650.
2. Applicants Without a Credit Score. If a purchaser or primary tenant does not have an established credit score, including but not limited to international applicants, the application shall be deemed incomplete and ineligible for approval, unless one of the following is provided and accepted by the Board:
3. A verified credit report from the applicant's country of origin, translated into English if necessary, demonstrating creditworthiness substantially equivalent to a 650 FICO score;
or
 - Other Board-approved financial documentation demonstrating financial responsibility, as determined in the Board's sole discretion.
4. The Board reserves the right to deny any application where sufficient creditworthiness cannot be reasonably verified.
5. Disclosure & Enforcement. This credit score requirement:
 - a. Must be disclosed in all materials provided to the realtor
 - b. Must be included in all purchase and rental application packages
 - c. Shall be uniformly enforced to ensure fairness and consistency across all applicants
6. Failure to meet or document compliance with this requirement shall result in automatic denial of Board approval.