

Prepared by and return to:
David J. Lopez, P.A.
PO Box 172717
Tampa, FL 33672-0717

RESOLUTION OF THE BOARD OF DIRECTORS REGARDING LEASING

At a meeting of the Board of Directors (the "Board") for Hawks Point West Homeowners Association, Inc. (the "Association") duly noticed for, and convened at 6:30pm o'clock on the 15th day of May, 2022, where a quorum was attained:

WHEREAS, the Association is governed by the Declaration of Covenants, Conditions, and Restrictions for the Townhomes of Hawks Point (the "Declaration"); and

WHEREAS, Article III, Section 1(b) of the Declaration governs leasing of homes within the Association by owners and states certain requirements to be contained in proposed leases; and

WHEREAS, Article III, Section 1(b) of the Declaration also empowers the Board with adopting reasonable rules regulating leasing and subleasing; and

WHEREAS, the Board of Directors desires to clarify for the understanding of the community the Declaration's requirements for leasing; and

WHEREAS, the Board of Directors desires to enact certain reasonable rules and regulations regarding tenant eligibility; and

THEREFORE, BE IT RESOLVED as follows:

1. Any proposed lease of a home within the Association must be in writing and shall include the following terms:
 - a. A period of no less than twelve (12) months.
 - b. An acknowledgement by the tenants and all adult occupants that they are bound by and obligate to comply with Governing Documents
 - c. An acknowledgement by the tenants and all adult occupants that they have received a copy of the Governing Documents.
 - d. That the Association is a third party beneficiary of all leases of Lots, and shall have the right, but not the obligation, to enforce the terms and conditions of such leases against the tenants or the Owner.
2. Any lease entered into after the passage of this resolution, if it does not expressly contain the above-referenced language, shall be deemed to include said language.
3. Any tenant, owner, or other occupant who violates the Declaration or other Governing Documents of the Association shall be subject to enforcement of same, pursuant to Article VII, Section 4 of the Declaration.
4. The following rules and regulations shall apply to the approval of leases:

- a. Prior to the consideration of the lease, a thorough background check of the tenants and any occupants that are (18) eighteen years old or older must be completed by an investigation company chosen by or otherwise acceptable to the Association or its management company. The investigation shall be at the sole expense of the owner and the tenant.
- b. The Tenant Registration Form will require the tenant to provide the following information:
 - i. Credit references and information regarding bankruptcy.
 - ii. Information regarding misdemeanor and felony arrest, disposition, and sanction records for all who will occupy the rental address.
 - iii. Driver's license number and state of issue for all who will occupy the rental address.
 - iv. A list of all vehicles and license plate numbers that will be parked at the rental address.
 - v. Previous addresses.
- c. The information disclosed on the Tenant Registration Form will be used by the investigation company, plus any other information as the Board or its management company may deem necessary to complete the background check.
- d. Reasons for potential disapproval may include:
 - i. The Association may deny a lease on the ground that the proposed tenant or occupant poses a danger or undue risk to the health, safety or general welfare of the community including but not limited to:
 1. the tenant or occupant has a felony conviction for a crime for which the sanction imposed has not been completed; or
 2. the tenant or occupant has a felony conviction for a crime for which the sanction imposed has been completed, but:
 - a. The felony conviction has occurred within the last fifteen (15) years; or
 - b. The felony conviction disqualifying a tenant or occupant would be a crime which designates the tenant or occupant a sexual predator or sexual offender; or
 - c. The felony conviction is related to illegal drugs; or
 3. the tenant or occupant has a misdemeanor conviction within the last ten years that is related to illegal drugs, or other offenses within the judgment of the Board poses a safety concern to the community.
 - ii. The Association may deny a lease on the ground that the proposed tenant or occupant has previously resided or occupied a dwelling in Hawks Point West and has been cited for a violation of the Association's governing documents, including any of its rules and regulations; or
 - iii. The Association may deny a lease on the ground that false, misleading or incomplete information has been provided on the Tenant Registration Form.
 - iv. The Association may deny a lease on the ground that the Lot is in violation of the Declaration or the rules and regulations of the Association,

or that the Owner is delinquent in the payment of any monetary obligation to the Association.

- e. Only occupants that have been approved by the Association shall occupy the dwelling. A dwelling shall be occupied only by a single family. A single family is defined as one or more residents occupying a dwelling and living as a single nonprofit housekeeping unit. Any Lot, in which there resides more than a single family, shall cause all persons who reside there, including the tenant, to be subject to eviction by the Owner or the Association.

I hereby certify that on the 15th day of May, 2022, at a meeting duly called for the purpose, after proper notice had been made, and where a quorum was present, the Board of Directors of Hawks Point West Homeowners Association, Inc. by a unanimous vote of the board of directors adopted the above RESOLUTION.

Signature: *Amanda Nugent*

Print Name: Amanda Nugent
Its: Mandi Nugent
President, Hawks Point West HOA

Signature: *Donald Novak*

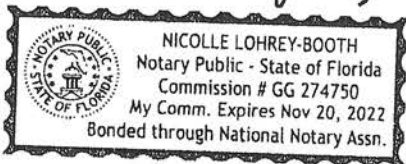
Print Name: *Donald Novak*
Its: Donald Novak
Treasurer, Hawks Point West HOA

Signature: *Patricia Dingivan*

Print Name: PATRICIA DINGIVAN
Its: Patricia Dingivan
Director At Large, Hawks Point West HOA

STATE OF FLORIDA)
COUNTY OF HILLSBOROUGH)

Sworn to (or affirmed) and subscribed before me this 21st day of May, 2022 by Amanda Nugent, Donald Novak, and Patricia Dingivan



Nicole Lohrey-Booth
Signature of Notary Public – State of Florida

Print, Type or Stamp Commissioned Name of Notary Public

Personally Known _____ OR Produced *FIDL* _____ as Identification