

Westhaven Condominium Association, Inc.

RESOLUTION ADOPTING RULES REGARDING LEASES OF CONDOMINIUMS

WHEREAS the Board of Directors of West Haven Condominium Association, Inc. (the “Association”) has the power to manage “the property and business of the Association,” pursuant to Article II, Section 5 of the Bylaws;

WHEREAS the Association’s Board may adopt Rules and Regulations concerning the use of the units, common and limited common areas, and the conduct of all residents pursuant to Article VIII of the Bylaws and Section 30 of the Declaration;

WHEREAS the Association’s disclosure documents allow for the leasing of units;

WHEREAS the Board finds it prudent to have Rules and Regulations to protect the Association’s interests;

THEREFORE, BE IT RESOLVED that the Association hereby adopts the following Rules and Regulations related to the leasing of units

Rental Rules

1. Short term rentals are not allowed
2. A Tenant is defined as anyone who pays a fee to the owner to occupy the premises either as the sole tenant or as a shared occupant or “roommate”
3. Unit owners and Tenant must comply with State Statute section 703.315 Lease or rental agreements for residential units. **Including and in addition to the following rules and regulations**
4. Entering into a condominium rental agreement constitutes an agreement by the tenant, as a condition of the condominium rental agreement, to comply with this chapter, regulations and rules of the association as outlined in the Declaration of Condominium, Bylaws, and House Rules of the Westhaven Condominium.
5. Within 5 business days after entering into or renewing a condominium rental agreement, the unit owner shall provide a copy of the agreement to the association including Unit Owner shall provide names of all tenants.
6. Before a tenant occupies a unit, the unit owner shall provide a copy of the Declaration of Condominium, Bylaws, and House Rules of the Westhaven Condominium. to the tenant

7. To ensure that Tenants understand the rules, renter must sign a rider on the lease stating they have received a copy of the Declaration of Condominium, Bylaws, and House Rules of the Westhaven Condominium. and will abide by them. A copy of the suggested rider can be found on Association documents tab of the Association website

BE IT FURTHER RESOLVED that a copy of this Resolution shall be sent to all homeowners at their last known addresses.

The Board of Directors adopted this resolution on January 19, 2017 with the policies to take effect on January 19, 2017