

**WILLOW WOOD VILLAGE HOMEOWNERS ASSOCIATION, INC.
BOARD RESOLUTION REGARDING
LEASE APPROVAL AND LEASING CAP WAITLIST CRITERIA**

Upon motion duly made by Lois Marotta, and duly seconded by Randy Wiles, the following Resolution regarding the policy of the Board of Directors was adopted by a majority of the Directors present and voting at a duly called meeting of the Board of Directors held on 10/25/2023, 20 .

WHEREAS, WILLOW WOOD VILLAGE HOMEOWNERS ASSOCIATION, INC. (hereinafter referred to as "Association"), is the entity charged with the enforcement of the Declaration of Covenants, Conditions and Restrictions for Willow Wood Village, as recorded at O.R. Book 5149, Page 1332, et seq., as same has been amended from time to time, of the Public Records of Pinellas County, Florida; and

WHEREAS, Pursuant to Article VIII, Subparagraph H, of the Declaration, as amended on October 15, 2020, a leasing cap of 25% of the total units is now in effect, and the following procedures shall govern the application of such cap:

- 1) All record Owners who have demonstrated that they had an active lease in effect on October 15, 2020, shall be grandfathered and shall retain their leasing cap space until such time that they transfer title to the Lot to a third party, at which point the Lot shall be subject to the leasing cap as applied to all other non-grandfathered Owners.
- 2) When the 25% cap is reached for all Lots, any Owner other than those currently being grandfathered as referenced above desiring to lease his or her Lot shall inform the Board of Directors in writing and shall be placed on a waiting list, which shall be applied on a first-come, first-served basis.
- 3) Once the total number of leased Lots drops below the 25% cap, the Board of Directors will inform the first person on the waiting list, who will then have thirty (30) days within which to submit an approved lease. Upon expiration of the thirty (30) day period, or if

the Owner informs the Board in writing that he or she does not wish to lease the Lot, the next Owner on the waiting list shall be contacted and afforded the opportunity to submit an approved lease within thirty (30) days of notification. This process shall continue until either the waiting list is exhausted, or the space is filled and the cap number is met.

- 4) Occupation of a cap space shall run with the lessee. Once the lessee vacates the Lot, the Owner shall have sixty (60) days to lease the property again before being deemed to have relinquished the cap space. The Board of Directors may, at their discretion, approve an extension to the 60 days, upon written request by the owner. Such request must be received no later than 7 days prior to the expiration of the 60 days, and must include a justification for the need of the extension.
- 5) The Board shall, in its sole and absolute discretion, reserve the right to approve a lease that would exceed the leasing cap in the event of documented hardship.
- 6) A copy of this Resolution shall become a part of the corporate records of the Association, and shall be kept with the other policy resolutions.

WHEREAS, in furtherance of the Board of Director's enforcement of Article VIII, Subparagraph H, of the Declaration, the Board of Directors hereby adopts the following leasing application criteria:

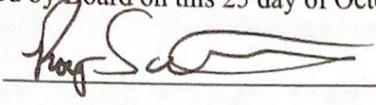
- 1) The following shall be grounds for denial of any proposed tenant (including lease renewals):
 - (i) Prior criminal conviction(s) or guilty pleas within the last ten (10) years which indicate a potential threat to the health, safety, or welfare of the Community, specifically violent, theft, drug-manufacturing or sex-related crimes;
 - (ii) Status as a registered sex offender or sexual predator in any state or federal database;
 - (iii) Prior non-compliance with the Association's Governing Documents, including any rules and regulations;
 - (iv) Providing false or incomplete information in connection with an application; or

- (v) Two or more previous evictions within the last ten (10) years from a residential community for non-monetary reasons.

A copy of this Resolution shall become a part of the corporate records of the Association, and shall be kept with the other policy resolutions and the rules and regulations provided for herein shall have the same force and effect as if set forth in the Association's rules and regulations.

WILLOW WOOD VILLAGE HOMEOWNERS ASSOCIATION, INC.

Approved by Board on this 25 day of October, 2023.

Signed:  Title: Acting President

Print Name: Roy Santangelo - Acting President