

**CAYA COSTA COMMUNITY ASSOCIATION, INC.
CORPORATE RESOLUTION REGARDING
LEASE APPROVALS**

Upon motion duly made by Cathy Reed, and duly seconded by Arnold Kravitz, the following Resolution regarding the policy of the Board of Directors was adopted by a unanimous vote of the Directors present and voting at a duly called meeting of the Board of Directors held on October 23, 2017.

WHEREAS, CAYA COSTA COMMUNITY ASSOCIATION, INC. (hereinafter referred to as "Association"), is the entity charged with the enforcement of the Declaration of Covenants and Restrictions of Caya Costa, as originally recorded at O.R. Book 5785, Page 219, et seq., and as preserved by that certain Notice of Preservation of Declaration of Covenants and Restrictions of Caya Costa recorded at O.R. 18411, Page 1512 et seq., and as amended from time to time, all of the Public Records of Pinellas County, Florida; and

WHEREAS, pursuant Article IX, Permitted and Prohibited Uses, Section 10, Leases, of the Declaration, the Board of Directors or its agent shall have the authority to review and approve leases and lease renewals.

NOW, THEREFORE, after consideration by the Board of Directors at a duly called meeting on October 23, 2017, the Board of Directors has determined as follows:

1. The recitals as set forth above are true and correct and incorporated herein.
2. The Board of Directors hereby adopts the following Lease Approval Policy as a guideline by which the Board shall base its lease approvals, and which shall completely amend, replace and supersede any prior lease approval guidelines.
 3. No person who is a convicted or registered sex offender or sexual predator listed in any state or federal sex offender registry or equivalent thereof, or who has been convicted of a violent, theft or drug manufacturing or sale related felony within the last ten (10) years, shall be permitted to occupy any unit.
 4. The Board of Directors may disapprove a proposed lease renewal for the tenant's prior violation of any specific requirements set forth in the Association's Governing Documents, including any rules and regulations;
 5. The Board of Directors may disapprove a proposed lease for providing false or incomplete information in connection with an application.
 6. The Board may disapprove any tenant who has been evicted from their residence more than once within the past five (5) years.
 7. A copy of this Resolution shall become part of the corporate records of the Association, and shall be kept with the other policy resolutions.

Dated: October 23, 2017

ATTEST:

Pam Heath
Pam Heath, Secretary
Printed Name

**CAYA COSTA COMMUNITY
ASSOCIATION, INC.**

By:

Beau C. Suthard, President
Printed Name