

Vista Commons at Heritage Bay Association, Inc.
**A RESOLUTION OF THE BOARD OF DIRECTORS ESTABLISHING GOOD CAUSE REASONS TO
DISAPPROVE A LEASE OF A UNIT OR DEED CONVEYANCE**

**(the “Association”) Master Association to Vista Townhomes at Heritage Bay Association, Inc, Vista III at
Heritage Bay Condominium Association, Inc. Vista I at Heritage Bay Condominium Association, Inc.;**
Neighborhood Associations.

WHEREAS Vista at Heritage Bay Commons is the “Master Association” which governs over its “Neighborhood Associations” also known as Vista Townhomes; a Homeowners Association and Vista III and Vista I; both Condominium Associations.

WHEREAS Vista at Heritage Bay Commons Board of Directors is made up of an appointment of Board representation of one representative from each “Neighborhood Association” Vista Townhomes; a Homeowners Association and Vista III and Vista I; both Condominium Associations.

WHEREAS the Vista Commons Covenants and Restrictions requires the Board of Directors to approve or disapprove a proposed lease of any unit in the Vista of Heritage Bay Community; and

WHEREAS the Association through its Board of Directors (the “Board”) has been granted authority to act on behalf of the “Neighborhood Associations” through its Declaration of Covenants and its Amendments.

WHEREAS the Board deems it to be in the best interest of the Association to adopt a list of reasonable good cause grounds that a lease or tenant or sale shall be disapproved.

NOW THEREFORE BE IT RESOLVED by the Board of Directors of Vista Commons at Heritage Bay Association, Inc. a proposed lease or of a Unit shall be disapproved only for good cause, and in such case the lease or sale shall not be made. Appropriate good cause grounds for disapproval shall include, but not be limited to, the following:

1. the unit owner is delinquent in the payment of any monetary amounts owed to its Neighborhood Association at the time the application is considered;
2. the unit owner has a history of leasing his or her Unit without obtaining approval, or leasing to troublesome lessees and/or refusing to control or accept responsibility for the occupancy of his or her Unit;
3. the real estate company or rental agent handling the transaction on behalf of the Unit owner has a history of screening applicants inadequately, recommending undesirable applicants, or closing transactions without prior Association approval;
4. the application on its face indicates that the persons seeking approval, or the proposed occupants intend to conduct themselves in a manner inconsistent with the covenants and restrictions applicable to the Association;
5. the prospective lessee, buyer or transferee or any of the proposed occupants have been convicted of a felony involving violence to persons or property, a felony involving sale or possession of a controlled substance, or a felony demonstrating dishonesty or moral turpitude, or are a registered sexual offender or sexual predator or the equivalent in this or any other jurisdiction;
6. the applicant or any of the proposed occupants under have a history of conduct which evidences disregard for the rights and property of others;

7. the applicant or any of the proposed occupants evidence a strong possibility of financial irresponsibility or does not meet the minimum **FICO** credit score requirement of **625**;
8. the applicant or any of the proposed occupants under, during previous occupancy or visits, have evidenced an attitude of disregard for the Association rules;
9. the applicant or any of the proposed occupants give false or incomplete information to the Board as part of the application procedure, or the required transfer fees and/or security deposit is not paid;
10. the owner fails to give proper notice of his intention to lease, sell or convey title to his or her Unit to the Board of Directors; and
11. The applicant or any proposed occupants occupy the Unit before approval has been granted by the Association.

THE FOREGOING NOTWITHSTANDING, Vista Commons at Heritage Bay Association, Inc., is an equal opportunity provider of housing and no lease, sale or transfer shall be disapproved for unlawful or discriminatory reasons under any circumstances. The Association may conduct background and credit checks on all applicants and proposed occupants 18 years of age or older. Additionally, when considering the foregoing good cause reasons to disapprove, the Board shall consider on a case-by-case basis extenuating or mitigating circumstances, including the recency of an event, and the detrimental impact on the Vista Commons at Heritage Bay Community and its residents.

BE IT RESOLVED and adopted by the Association in its entirety through its Board of Directors.

This **Resolution** was adopted by the Board on _____ this day of _____ 2024 and shall be effective immediately.

In WITNESS WHEREOF, the undersigned has hereunto affixed his/her hand and the seal of the Association this _____ day of _____ 2024.

BY _____ on behalf of Vista Commons at Heritage Bay Assoc., Inc.

PRINT NAME _____ TITLE _____

Certificate of Corporate Secretary

The undersigned hereby certifies that he/she is the Secretary of a corporation organized an existing under the laws of the State of Florida; that the foregoing is a true and correct copy of a resolution adopted at a meeting of the Board of said corporation held on this ____ day of _____, 2024 at which meeting a quorum was at all times present and acting; that the passage of said resolution was in all respects legal; and that said resolution is in full force and effect.

Dated this _____ day of _____ 2024.

BY _____ on behalf of Vista Commons at Heritage Bay Assoc., Inc.

PRINT NAME _____ TITLE _____