

**RESOLUTION OF THE BOARD OF DIRECTORS OF
WELLINGTON NORTH AT BAY PARK HOMEOWNER'S ASSOCIATION, INC.**

WITNESSETH:

WHEREAS, WELLINGTON NORTH AT BAY PARK HOMEOWNER'S ASSOCIATION, INC., ("Association") is the entity responsible for the operation and maintenance of WELLINGTON NORTH AT BAY PARK HOMEOWNER'S ASSOCIATION pursuant to the Declaration of Covenants, Conditions and Restrictions originally recorded at Book 15501, Page 747, et seq. of the Official Records of Hillsborough County (hereinafter "Declaration") and as amended;

WHEREAS, Declaration Article IX, Section 18 states that when an Owner desires to lease or rent his Lot, that the "tenant shall complete such informational form as may be required by the Association;"

WHEREAS, Declaration Article IX, Section 3 states that "[r]easonable rules and regulations may be promulgated by the Board, after notice and hearing, as to the use and enjoyment of the Property and shall be observed by the Owners and occupants thereof;" and

WHEREAS, the Board of Directors of Association has the authority to manage the Association and enforce its governing documents;

NOW THEREFORE, the Board hereby resolves as follows:

1. The above recitations are true and correct and are incorporated herein by reference.
2. The Board hereby requires that the informational form required of tenants include and require that all tenants over the age of 18 provide their social security number, birth date, and full legal name so that the Association may perform a criminal background check.
3. The Association shall have the authority to approve or disapprove all tenants based on a criminal background check. A completed application for each such person over the age of 18 must be submitted to the Board at least seven (7) days prior to entering into a written Lease Agreement. The Board may perform a background check at any time, and may deny occupancy based on that background check and for other reasons as stated below.
4. Reasons for potential disapproval of any tenant may include:
 - a. The individual has previously resided or occupied a Lot in the Association and has been cited for a violation of the Association's governing documents, including any of its rules and regulations;
 - b. False, misleading or incomplete information has been provided on the application form;

- c. The individual poses a danger or undue risk to the health, safety or general welfare of the community including but not limited to:
- i. the individual has a felony conviction for a crime for which the sanction imposed has not been completed; or
 - ii. the individual has a felony conviction for a crime for which the sanction imposed has been completed, but:
 - The felony conviction has occurred within the last fifteen (15) years; or
 - The felony conviction would be a crime which designates the individual as a sexual predator or sexual offender; or
 - The felony conviction is related to illegal drugs or domestic violence, or
 - iii. the individual has a misdemeanor conviction within the last ten (10) years which within the judgment of the Board poses a safety concern to the community, which may include offenses related to illegal drugs.

IN WITNESS WHEREOF, the Board has adopted this resolution this 17th day of December 2019, by a vote of 5 to 0 at a duly called meeting at which a quorum was present.

WELLINGTON NORTH AT BAY PARK HOMEOWNER'S ASSOCIATION, INC.

By: Stacey Smith
Secretary