

Resolution for  
The Ninth Green at Crystal Lake Condominium Association, Inc.  
Dated: February 8, 2022

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At a meeting of the Board of Directors of The Ninth Green at Crystal Lake Condominium Association, Inc., (hereinafter the "Association") held on the 8th day of February 2022, the following resolution was adopted:

WHEREAS, the Board of Directors is desirous of adopting a policy for reviewing applicants for leasing and occupancy rules for tenants.

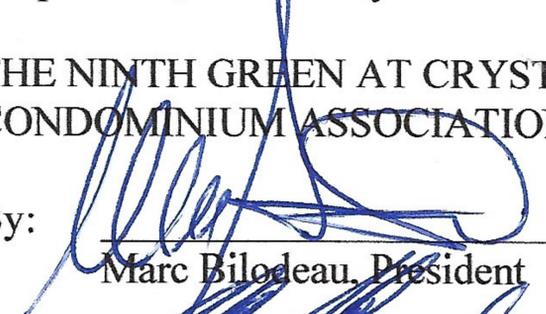
RESOLVED, that the Board of Directors of the Association, pursuant to said provisions of the Declaration, Articles and the Bylaws, hereby adopts the rules and regulations for leasing attached hereto as Exhibit A and Exhibit A.1

BE IT FURTHER RESOLVED, that the Board of Directors of the Association, hereby adopts the occupancy rules for tenants attached hereto as Exhibit B.

NOW THEREFORE, the undersigned, being the duly elected President and Secretary of The Ninth Green at Crystal Lake Condominium Association, Inc., do hereby subscribe and execute this Resolution and confirm that the above is a true and correct copy of the Resolution adopted at the Board of Directors meeting of The Ninth Green at Crystal Lake Condominium Association, on February 8th, 2022, together with the Minutes concerning such Resolution.

IN WITNESS WHEREOF, I have hereunto affixed my hand and the seal of the Corporation, this 8th day of February, 2022, in Deerfield Beach, Broward County, Florida.

THE NINTH GREEN AT CRYSTAL LAKE  
CONDOMINIUM ASSOCIATION, INC.

By:   
\_\_\_\_\_  
Marc Bilodeau, President

By:   
\_\_\_\_\_  
Guy Gosselin, Secretary

## EXHIBIT A

### **RULES AND REGULATIONS ON CONDOMINIUM LEASING AT THE NINTH GREEN AT CRYSTAL LAKE COMMUNITY**

All applicants who wish to lease (“Applicants”) a condominium unit at The Ninth Green at Crystal Lake condominium community, located at 4000, 4020 and 4040 Crystal Lake Drive, in Deerfield Beach, Florida, U.S.A., must comply with the following requirements in order to be approved for occupancy and short-term leasing:

1. All applications to lease must be for a minimum period of one (1) week.
2. The Applicant must fill in and sign an Application form to lease as per Exhibit A.1 with his personal information prescribed.
3. The Application form must be filed with the condominium owner and sent to the Ninth Green Association, or its appointed agent, at least thirty (30) days prior to the starting date of leasing. The leasing shall be approved or denied in writing by the Association within fifteen (15) days after the receipt by the Association of the Application form and it shall be delivered by email to the owner. Failure of the Association to grant or deny the Approval within that delay shall constitute approval of the leasing. The leasing of the unit and its occupancy shall be permitted only after the written approval of the Association, or its appointed agent. The Application form and the Association’s approval, shall not be required for prior tenants who have rented at The Ninth Green before January 2022.
4. The Applicant must be over the age of twenty one (21) years old to qualify.
5. All condominium owners at the Ninth Green Crystal Lake Community, who leases their unit, must comply with the Rental Fees determined each year by the Rental Committee appointed by the President of the Board of Directors.
6. All condominium owners at the Ninth Green Crystal Lake Community, who leases their unit by themselves and not by the intermediate of the Rental Committee, must comply with the present Rules and Regulations on short-term leasing and with the Occupancy Rules attached herein as Exhibit B, and all other restrictions prescribed in the Recorded Declaration of Condominium, and its amendments, the By-laws and the other Rules and Regulations of the Ninth Green at Crystal Lake Association. Failure to do so shall entitle the Ninth Green Association to bring violation remedies and legal action for injunction relief, damages, or both, against the Unit’s owner and his lessees and their family members and their guests.

## EXHIBIT B

### **OCCUPANCY RULES FOR TENANTS AND OCCUPANTS AT THE NINTH GREEN AT CRYSTAL LAKE COMMUNITY**

1. No leasing or occupancy of a condominium Unit shall be permitted prior to a formal application to lease pursuant to EXHIBIT A.1, duly approved in writing by the Unit Owner, and the Ninth Green Association or its agent appointed (such as the Rental Committee). Any leasing or occupancy prior to such approvals shall be invalid and will result in the removal of the lessees or the occupants forthwith, and in other remedies mentioned in article 4 herein.
2. All Unit Owners, lessees or occupants, and their family members and guests must comply with:
  - a. The Florida Condominium Act, 2020 Florida Statutes TITLE XL, CHAPTER 718, and its amendments.
  - b. The Occupancy and use restrictions prescribed in the Recorded Declaration of Condominium of the Ninth Green at Crystal Lake, of 1990, and its amendments and especially section XII of the Declaration "Occupancy and use Restrictions" and Section XXII "Remedies for Violation".
  - c. The By-laws of the Ninth Green at Crystal Lake Condominium Association, Inc.
  - d. The Rules and Regulations of the Ninth Green at Crystal Lake Condominium Association, Inc., including the rules in this EXHIBIT B and in EXHIBIT A.
3. Any Unit Owner who leases his unit shall be liable jointly and severally with his lessee and/or occupants, for their conduct during the lease and for their compliance with Article 1 and 2 mentioned hereabove.
4. Remedies for Violation:

If there is failure of a Unit Owner or his lessee or his occupants, to comply with Article 1, Article 2 and Article 3 mentioned hereabove, the Ninth Green at Crystal Lake Condominium Association INC. or its agent appointed, and without limiting any other remedies prescribed in the "Condominium Documents", shall have the power to enforce by all legal means Articles 1, 2 and 3 mentioned hereabove, especially:

- 4.1 To mandate their attorneys to send a legal notice to the Unit Owner, and/or the lessee and/or the Occupant, with the alleged violation and ordering them to cease without delay the alleged violation and to comply with Articles 1, 2 and 3 mentioned hereabove, and to recover from them the legal costs of such notices.

- 4.2 If the failing party does not reply or does not comply with the legal notice sent to him, pursuant to Article 4.1, mandate their attorneys to serve to the failing party a legal action for injunction relief and/or for damages, or both, and seek the removal of the lessees and/or the occupants from the condominium, and to claim and recover the penalties prescribed at Article 5 and the legal costs of such penalties, proceeding and of attorneys fees.
- 4.3 Any and all penalties, expenses, attorneys' fees, costs or other charges that the Ninth Green at Crystal Lake Association, Inc. incurs in enforcing any and all restrictions contained in the present Rules and Regulations as a result of the conduct of any tenant, their family members, guests or invitees, shall be specially assessed against the Unit Owner(s) of the property, which amount shall be subject to collection and to a lien as provided for in the "Condominium Documents" of the Association.

5. PENALTIES:

Any Unit owner, lessee or occupant who does not reply or comply with a notice of violation from the Association or a legal notice mentioned hereabove at article 4.1 within five (5) days of the receipt of such notice, shall be charged with a penalty of fifty (\$50) dollars per day for each day of violation, cumulative as long as he does not comply with the notice of violation. The penalties charged shall be payable to the Association and shall be especially assessed against the Unit Owner of the property, which amount shall be subject to collection and to a lien as provided for in the "Condominium Documents" of the Association.