

RESOLUTION OF THE BOARD OF DIRECTORS
OF THE FOREST LAKES COMMUNITY OWNERS ASSOCIATION, INC.

The foregoing resolution was passed by majority vote of the Board of Directors of the Forest Lakes Community Owners Association, Inc. ("Association") on this the 4th day of November, 2024.

WITNESSETH

WHEREAS, the Declaration of Covenants, Conditions and Restrictions for Forest Lakes ("Declaration"), including but not limited to Article II and Article XI thereof, and Ch. 720, Florida Statutes, authorizes the Association to reasonable rules and regulations to avoid misconduct and promote harmony within the Forest Lakes Community ("Community");

WHEREAS, Section 7.2 of the Declaration specifically subjects rental activity to rules and regulations established by the Association;

WHEREAS, the Board of Directors ("Board") of the Association has determined that rental activity must conform to certain additional rules, and that leases of Lots within the Community should contain certain provisions for the benefit and protection of both the Lessor and all other Owners within the Community; and

WHEREAS, to achieve the aforementioned objectives, the Board desires to adopt reasonable rules and regulations regarding rental activity and to update the prior Requirements for Rental Properties established on November 17, 2021 as set forth below;

BE IT THEREFORE RESOLVED as follows:

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REQUIREMENTS FOR RENTAL PROPERTIES

(Rev. Nov. 4, 2024)

All owners of rental properties in Forest Lakes and all tenants shall comply with the following rules.

(1) Each owner of a rental property shall provide a copy of the Summary of Community Rules to each set of tenants prior to or upon the tenants' arrival at Forest Lakes.

(2) Owners of rental properties shall ensure that all waste, trash and garbage ("trash") placed outside of a residence by rental tenants is collected the same day as the tenants check out of the property. Therefore, except on days when trash is collected throughout the community after the tenants' required check-out time, the Owner must make private arrangements for same-day trash removal.

(3) Rental tenants may not bring more than three (3) vehicles into the Community.¹ Owners of rental properties must make all garage and carport parking areas available for use by their tenants. LSVs cannot be provided to tenants or rented unless the LSV and all tenant Vehicles can be parked in the garage/carport or driveway, without using a Community Space.

(4) All leases of Residential Lots in Forest Lakes shall contain the following provisions or a substantial equivalent which has been approved in writing by the Board:

1. Tenant shall comply with the governing documents of the Forest Lakes Community Owners Association, Inc. ("Forest Lakes") and all Rules and Regulations of Forest Lakes. Lessor warrants that it has provided, and Tenant warrants that he or she has received, a copy of the Summary of Community Rules. Tenants agree and understand that they must comply with such Rules & Regulations, as well as all applicable laws and the provisions of the Declaration of Covenants of Forest Lakes.

2. In the event that Lessor incurs liability under Florida Statutes Ch. 720, the Declaration of Covenants for Forest Lakes, or the Rules & Regulations on account of actions or omissions of Tenant or those for whom they are legally responsible, including any invited guests of Tenant, Lessor shall be entitled to recover such amounts from Tenant pursuant to the provisions of this lease or in any action at law.

3. Occupancy of the leased premises cannot exceed the number of persons permitted by applicable law or by the Forest Lakes governing documents, whichever is more restrictive.

4. All Vehicles used by tenants shall be parked in compliance with the Forest Lakes Parking Policy. Tenant, including all guests, shall not park more than three

¹ Exceptions may be approved by the Board for special events or for houses with additional parking accommodations.

vehicles within Forest Lakes overnight, unless otherwise approved in advance by the Association.

5. If Tenant is provided with or elects to rent a Low Speed Vehicle ("LSV"), as described in Florida Statutes § 720.01(41), Tenant shall ensure that (i) the LSV is parked at all times in accordance with the Forest Lakes Parking Policy, (ii) the LSV is operated only by a licensed driver who has in his/her possession a valid driver's license (including driving permit if the permittee is accompanied by adult with a valid driver's license), and (iii) the driver complies at all times with all posted signs, community rules and state and local traffic laws. Operation of an LSV by any unlicensed person is prohibited.

(5) No owner of a rental lot may (i) fail to include the provisions of paragraph (4) in any lease of a Lot within Forest Lakes, (ii) fail to provide a copy of a lease form (unexecuted) or any executed lease of a Lot within Forest Lakes for Association review and approval within a reasonable time of a written request, or (iii) advertise for rent any Lot in Forest Lakes in a manner which implies or invites a violation of these rules, including but not limited to occupancy restrictions.

I hereby certify that the foregoing was adopted by the Board of Directors of the Association at a duly noticed meeting held on November 4, 2024.



Tina Ekblad, President