

Section 1: [Article I, Section 1.1] Definitions, Purpose, and Governing Act

This Declaration of Covenants, Conditions, and Restrictions (or Declaration of Condominium) establishes the governance framework, maintenance obligations, and property covenants for all Lots and Units within the Association in the State of Florida.

Section 2: [Article II, Section 2.1] Membership and Voting Rights

Every record Owner of a fee or undivided fee interest in any Lot or Unit shall be a mandatory Member of the Association and shall be entitled to one (1) vote per Lot or Unit in all Association affairs.

Section 3: [Article X, Section 10.6] Lease Application Fee and Mandatory Lease Renewal Charge

Every Unit Owner desiring to lease a Unit shall submit an application accompanied by a non-refundable screening fee of two hundred dollars (\$200.00) per applicant and shall pay an additional renewal fee of one hundred fifty dollars (\$150.00) upon each renewal or extension of any lease with the same tenant.

ISSUE #1

Section 4: [Article II, Section 2.5] Election of Directors by Show of Hands and General Proxy

Directors shall be elected at the annual meeting by a voice vote or show of hands, or by general proxies solicited by the incumbent Board of Administration, and secret written ballots shall not be required.

Section 5: [Article XI, Section 11.2] Conversion of Unpaid Fines into Foreclosable Assessment Liens

Any fine levied by the Board of Administration for a violation of the Declaration, Bylaws, or Rules and Regulations that remains unpaid for ten (10) days shall be added to the Unit Owner's regular assessment account and secured by the Association's statutory claim of lien, which may be foreclosed in the same manner as a mortgage.

Section 6: [Rule 12.4] Ban on Display of Flags and Religious Symbols on Unit Doors

No Unit Owner or resident may display any flag, banner, sign, or religious object or symbol, including a mezuzah, on the exterior of any Unit entry door, door frame, balcony, or window visible from the common corridors or street.

MARKUP #1 ->

MARKUP #1 · CONFLICTS WITH MANDATORY STATE STATUTE

BOARD & COUNSEL REVIEW

Sec. Article X, Section 10.6 (p. 1): Screening/transfer fee of \$200 exceeds statutory \$150 maximum limit.

Statutory / Legal Reference: Fla. Stat. § 718.112(2)(i)

Statutory Comparison: Florida Statute § 718.112(2)(i) limits transfer and screening fees to a maximum of \$150 per applicant (excluding married couples or parent/child applicants where only a single fee may be charged).

CURRENT WORDING IN DOCUMENT:

Lease Application Fee and Mandatory Lease Renewal Charge - Every Unit Owner desiring to lease a Unit shall submit an application accompanied by a non-refundable screening fee of two hundred dollars (\$200.00) per applicant and shall pay an additional renewal fee of one hundred fifty dollars (\$150.00) upon each renewal or extension of any lease with the same tenant.

SAMPLE DISCUSSION WORDING (FOR HOA ATTORNEY REVIEW):

Lease Application Fee and Mandatory Lease Renewal Charge - Every Unit Owner desiring to lease a Unit shall submit an application accompanied by a non-refundable screening fee of two hundred dollars (\$150) per applicant and shall pay an additional renewal fee of one hundred fifty dollars (\$150.00) upon each renewal or extension of any lease with the same tenant.