

THE BOXWOOD AT BAYMEADOWS CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTOR MEETING: OCTOBER 25, 2022

BOARD OF DIRECTOR RESOLUTION
CONCERNING THE USE OF UNITS AS RENTAL UNITS

WHEREAS, Article XV, Section H.2., of the Declaration of Condominium for The Boxwood at Baymeadows (“Declaration”) provides that the maximum number of units to be rented at any one time is capped at twenty-five (25%) percent of the total units; and

WHEREAS, Article XV, Section H.1., of the Declaration, states that the “Board of Directors shall have the authority to establish conditions as to the duration and use of such [leasing] permits.”; and

WHEREAS, Article XV, Section H., of the Declaration, states that one of the policies promoted by the leasing restrictions contained within the Declaration is to “preserve the character of the Condominium as predominantly **owner-occupied**.” (Emphasis added.);

WHEREAS, the Board of Directors of The Boxwood at Baymeadows Condominium Association, Inc. (“Association”) desires to memorialize in writing what is not “owner-occupied” when it comes to unit occupancy and, therefore, is considered to be the leasing of a unit that counts toward the total maximum allowable rentals at one time when it comes to the owners’ family members and/or acquaintances residing in the units without the owners also permanently residing in the units;

NOW, THEREFORE, BE IT RESOLVED, by the Board of Directors of The Boxwood at Baymeadows Condominium Association, Inc.,

THAT any unit where a family member and/or acquaintance of that unit’s owner(s) resides in the unit without the owner(s), as named on the deed to that unit, also permanently residing in the unit is not an “owner-occupied” unit and shall not be considered an “owner-occupied” unit as intended by Article XV, Section H, of the Declaration. Any unit where a family member and/or acquaintance of that unit’s owner(s) resides in the unit, without the owner(s) also permanently residing in the unit, shall be included in the count of non-owner-occupied units and, therefore, included in the count of leased units for determining whether the maximum number of allowed units rented (twenty-five percent as of the date of this Resolution) has been reached.

ADOPTED by the affirmative vote of The Boxwood at Baymeadows Board of Directors, a majority of the five Board of Director voting interests present at the Board meeting held this 25th day of October, 2022.

{Signature page to follow.}

(Corporate Seal)

THE BOXWOOD AT BAYMEADOWS
CONDOMINIUM ASSOCIATION, INC., a
Florida non-profit corporation

By: Alfred Wells
Al Wells, President

By: Laura Romage
Laura Romage, Secretary