

Rules for Tenant Application

Financial Stability. Pursuant to the Association's governing documents and to promote the health, safety, and welfare of the Association, the application or occupancy of any person may be denied at any time based on their financial stability, in the Association's sole and absolute discretion.

The applicants/tenants must disclose to the Association, including but not limited to other instances that may be indicative of a failure to pay other creditors, including money judgments, foreclosure actions, bankruptcy filings, and pending litigation. Pursuant to the Association's governing documents and to promote the health, safety, and welfare of the Association, the application or occupancy of any person may be denied at any time based on their litigation history, in the Association's sole and absolute discretion.

Rental History. Pursuant to the Association's governing documents, all applicants and prospective tenants must submit their rental history. Pursuant to the Association's governing documents and to promote the health, safety, and welfare of the Association, the application or occupancy of any person may be denied at any time based on their rental history, in the Association's sole and absolute discretion.

Rental history for which the Association may deny applications or occupancy includes individuals with prior disciplinary actions, which reflect the applicant's/tenant's propensity to engage in disruptive behavior, aggressive behavior, or other behaviors that detract from the common scheme and culture of the community. Rental history for which the Association will deny applications or occupancy also includes but is not limited to individuals with prior evictions.

Delinquent Owners. Pursuant to Section 718.116(4), Florida Statutes, and the Association's governing documents, the Association has the authority to approve or disapprove proposed applicants or tenants of an owner's unit, who is delinquent in their assessments. Accordingly, the Association will deny all applicants and prospective tenants who are submitted by an owner, who is delinquent in the payment of an assessment at the time approval is sought.

Criminal History. Pursuant to the Association's governing documents, all applicants and prospective tenants must undergo a background check, which will be completed by the Association, evidencing the individual's criminal history. Pursuant to the Association's governing documents and to promote the health, safety, and welfare of the Association, the application or occupancy of any person may be denied at any time based on their criminal history, in the Association's sole and absolute discretion.

Criminal history for which the Association may deny applications or occupancy may include, but is not limited to, arrests for the following:

- a) Crimes involving actual or potential physical harm to a person(s) or property;
 - b) Crimes involving moral turpitude, including sex crimes and alcohol crimes;
 - c) Crimes involving fraud, dishonesty, or false statement;
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- d) Crimes involving possession, manufacture, delivery or abuse of any state regulated substance, controlled substance, marijuana, drug paraphernalia, or weapon.

The Association will deny applications or occupancy for all persons who have been convicted or found guilty of, or entered a plea of nolo contendere to, regardless of adjudication, a crime in any jurisdiction, which may include, but is not limited to the following:

- a) Crimes involving actual or potential physical harm to a person(s) or property;
- b) Crimes involving moral turpitude, including sex crimes and alcohol crimes;
- c) Crimes involving fraud, dishonesty, or false statement;
- d) Crimes involving possession, manufacture, delivery or abuse of any state regulated substance, controlled substance, marijuana, drug paraphernalia, or weapon.

A charge in the nature of attempt or intent to commit a crime, or conspiracy to commit a crime will be considered the same as the crime itself. The names and descriptions of crimes, as set out in this rule, are intended to serve only as generic names or descriptions of crimes and shall not be read as legal titles of crimes, or as limiting the included crimes bearing the exact name or description stated.

Improper Reporting/Disclosure. An applicant's/tenant's failure to properly disclose the requested history or pending matters as required by the Association will result in their immediate eviction or an automatic denial of their application.