

RESOLUTION OF THE BOARD OF DIRECTORS OF
UNIVERSITY PARK COMMUNITY ASSOCIATION

WHEREAS, University Park Community Association, Inc. (“Association” or “University Park”) is an association whose purpose is to provide an enhanced lifestyle to Members, Residents and guests, pursuant to the Amended & Restated Declaration of Covenants, Conditions, and Restrictions for University Park (“Declaration”) recorded in Official Records Instrument Number 202341098401 of the Public Records of Manatee County, Florida, as amended from time to time;

WHEREAS, Article 13 of the Declaration authorizes the Board of Directors (“Board”) to adopt reasonable rules and regulations governing rentals that are not otherwise directly in conflict with Florida Statute 720;

WHEREAS, Article 13 of the Declaration further authorizes the Board to implement a written policy by Board resolution that authorizes a Lot Owner to “continue to rent his/her/its respective Lot for a minimum of not less than thirty (30) days until June 30, 2025, after which date the minimum lease term shall be ninety (90) days for all Lots within University Park, regardless of the date of acquisition of title;”

WHEREAS, the affairs of the Association are administered by the Board elected by the Association Members, in accordance with the Bylaws of University Park (“Bylaws”) recorded in Official Records Book 1363, Page 0335 of the Public Records of Manatee County, Florida, as amended from time to time;

WHEREAS, section 6.1E of Article 6 of the Bylaws authorizes the Board to “enter into contracts for the day-to-day operation of the Association and the discharge of its responsibilities and obligations;”

WHEREAS, the Board has previously entered into one such contract with Park Boulevard Management, LLC (“PBM”) for the day-to-day operation of the Association;

WHEREAS, pursuant to the Association’s contract with PBM, the Management Agreement, paragraph 4H authorizes PBM to take such action as may be necessary to assist Association in causing Lot Owners to comply with the provisions of the Declaration;

WHEREAS, a Board meeting was held on September 21, 2023 which meeting was duly noticed in accordance with Article 7 of the Bylaws, and a quorum was established;

WHEREAS, at the Board meeting, the Board reviewed and discussed the need and authority for PBM to authorize certain Lot Owners to continue to rent their respective Lots for a minimum of not less than thirty (30) days until June 30, 2025; and,

WHEREAS, not less than a majority of the Board members voted to approve the motion to grant this authority to PBM.

NOW THEREFORE, be it resolved:

1. The above recitals are true and correct and are incorporated herein.
2. As of the date of the recording of the Amended & Restated Declaration of Covenants, Conditions, and Restrictions for University Park ("Declaration") recorded in Official Records Instrument 202341098401 of the Public Records of Manatee County, Florida, no Lot may be rented or leased for terms less than specified in Section 13.16 of the Declaration, as implemented therein, and pursuant to Article 13.16(C) as follows:
 - A. The Board grants the authority to PBM to authorize certain Lots to continue to rent their respective Lots for a minimum of not less than thirty (30) days until June 30, 2025.
 - B. To implement a process by which Lots may be leased pursuant to Article 13.16(C), PBM, with Board oversight, shall draft a written procedure and list of factors to consider and monitor the compliance of all Lot Owners who lease their Lots, including maintaining rental histories, tenant terms and agreements, notices of violations, notices of non-payment of assessments and fees, and other considerations PBM deems appropriate to allow a Lot to qualify for the 2025 minimum lease term implementation, pursuant to Article 13.16(C) of the Declaration.
3. PBM, with Board oversight, shall notify Lot Owners who leased their Lots prior to the adoption of Article 13.16 of the Declaration, according to the records maintained by PBM, that they may continue to rent their respective Lots for a minimum of not less than thirty (30) days until June 30, 2025, subject to PBM's review of the past rental history of the Lot Owner.
4. PBM, with Board oversight, may revoke the Article 13.16(C) privilege qualification granted to certain Lots, based on its ongoing review of compliance with the above-referenced procedures created by PBM ("Rental Requirements and Procedures").

We hereby affirm that the statements made herein are truthful and that the Resolution adopted by the majority of the members of the Board of Directors shall be binding as of today's date.

Dated in the state of Florida on the 21st day of September, 2023.

Tom Christopher, Board President

Peter Conway, Board Secretary