

## **PLANTATION ROW HOMEOWNERS' ASSOCIATION, INC.**

A RESOLUTION OF THE BOARD OF DIRECTORS TO CLARIFY THE PROCEDURAL RELATIONSHIP AMONG THE ASSOCIATION AND HOMEOWNERS IN PLANTATION ROW WHO RENT THEIR HOMES AND THEIR TENANTS.

**BE IT HEREBY RESOLVED** by the Board of Directors (the Board) of Plantation Row Homeowners' Association, Inc., as follows:

**WHEREAS**, currently some owners of homes in Plantation Row, as landlords, rent their homes to single families\* for residential purposes;

**WHEREAS**, when tenants rent homes in Plantation Row, they are entitled to all of the same rights and privileges as the owner; likewise, all of the governing documents of Plantation Row that apply to the owner/landlord apply equally to the tenant as well;

**WHEREAS**, there is insufficient clarification as to whom should receive notification of violations of our governing documents, to whom responsibility for violations should be assigned, and to whom fines should be levied for repeated or continuing violations. Thus, the Board finds it necessary to implement this Resolution so as to provide the clarification.

**THEREFORE**, the Board resolves as follows:

**RESOLVED**, The Association has the right to expect all residents, whether owner or renter, to abide by the rules and it is the responsibility of the landlord to enforce those rules against his or her tenant;

**RESOLVED**, It is the responsibility of the owner of a home being rented to supply his or her tenant with written copies of all of the Association's governing documents and that lease agreements between the landlord and tenant reference the documents that govern the Association;

**RESOLVED**, that if a tenant violates the Association's governing documents, the home owner shall be notified and it shall be the home owner's responsibility to remedy the situation. If there is a fine or infraction for the rule violation, the fine shall be assessed against the homeowner. If a tenant continually breaks Association rules and regulations, the Association may pursue appropriate legal action against the home owner;

**RESOLVED**, that when a homeowner rents his or her home, he or she is required to inform the Board of Directors within 7 days after the date the lease agreement is signed the name of the renter(s) and occupants, the renters contact information, and that the renters have copies of governing documents.

ADOPTED by the Board of Directors on this the 3<sup>rd</sup> day of July, 2019.

Addendum by Board added May 8, 2020, to wit: Provision #1 of Restrictive Covenants states that homes in Plantation Row shall be "single family dwellings." Family is generally defined as related by blood, marriage or adoption.