

DADELAND WALK ASSOCIATION, INC.

RESOLUTION

IMPLEMENTATION AND ADMINISTRATIVE PROCEDURES FOR ENFORCEMENT OF THE RECORDED LEASE ADDENDUM AMENDMENT

WHEREAS, the Membership of Dadeland Walk Association, Inc. approved an amendment to the Declaration requiring the execution of the Association's Lease Addendum for all leases and lease renewals, which amendment was recorded in the Official Records of Miami-Dade County on October 9, 2025; and

WHEREAS, the Board of Directors has a fiduciary responsibility to ensure compliance with the Association's governing documents and to maintain complete and accurate leasing records; and

WHEREAS, in the course of reviewing the Association's leasing records and administrative procedures, the Board determined that additional administrative measures are necessary to ensure consistent implementation of the Lease Addendum amendment recorded on October 9, 2025, and to maintain complete and accurate leasing records; and

WHEREAS, the Board of Directors has determined that a review of existing lease files is necessary to verify compliance with the recorded amendment and maintain complete Association records; and

WHEREAS, the Board acknowledges that enforcement of any rental restrictions created by the October 9, 2025 amendment remains subject to Section 720.306(1)(h), Florida Statutes, including any applicable grandfathering protections provided therein; and

WHEREAS, the Board desires to establish uniform administrative procedures for implementation and enforcement of the recorded Lease Addendum amendment and for maintenance of complete leasing records;

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors of Dadeland Walk Association, Inc. hereby adopts the following administrative procedures for implementation and enforcement of the recorded Lease Addendum amendment:

1. LEASE ADDENDUM REQUIREMENT

The Association's Lease Addendum shall be required for all new leases and lease renewals subject to the amendment recorded on October 9, 2025, in accordance with the Association's governing documents and applicable law.

2. LEASE FILE REVIEW

Management is directed to review all active lease files to confirm compliance with the Association's governing documents, including the Lease Addendum requirement, and shall provide a written report to the Board within thirty (30) days of adoption of this Resolution identifying any lease files that are missing the Association's Lease Addendum, Lease Renewal Application, lease approval documentation, or other required leasing records.

3. CORRECTION OF INCOMPLETE FILES

Upon identification of an incomplete lease file, management shall notify the Owner in writing of the deficiency and request submission of the missing documentation necessary to bring the file into compliance.

The Owner shall submit the requested documentation within thirty (30) days of the date of the notice, unless an extension is approved by the Association's managing agent.

Failure to submit the requested documentation within the prescribed time period may constitute a violation of the Association's governing documents and may be subject to the Association's enforcement procedures.

4. LEASE RENEWAL AND REPLACEMENT LEASE PROCEDURES

The procedures set forth herein are intended solely for lease renewals and replacement leases involving tenants previously approved by the Association. The Association reserves the right to require a full lease approval application and screening process whenever there is a change in tenant, occupancy, ownership, or other material circumstance.

All lease renewals and replacement leases involving an existing tenant shall require submission of the Association's Lease Renewal Application, the Association's Lease Addendum, and any other documentation required by the Declaration, Articles of Incorporation, By-Laws, Rules and Regulations, and Association policies in effect at the time of submission.

Renewal packages shall be submitted to the Association no later than thirty (30) days prior to commencement of the renewal term, or such other period as may be required by the governing documents.

No lease renewal or replacement lease shall be deemed administratively complete until all required documentation has been submitted to the Association.

5. ADMINISTRATIVE IMPLEMENTATION

Management is authorized and directed to implement such forms, checklists, notices, and administrative procedures as may be necessary to carry out this Resolution.

6. CONFLICTS

To the extent any prior administrative practice is inconsistent with this Resolution, the procedures adopted herein shall control.

7. RESERVATION OF RIGHTS

Nothing contained in this Resolution shall be construed as limiting the Association's authority to require such additional information, documentation, screening, approvals, or compliance measures as may be authorized by the Association's governing documents, including, but not limited to, the Association's Declaration, Articles of Incorporation, By-Laws, Rules and Regulations, or applicable law.

8. NON-WAIVER

The Association's efforts to obtain missing documentation for existing lease renewals shall not constitute a waiver of any prior violation of the governing documents, nor shall any action taken pursuant to this Resolution be deemed a waiver of any rights or remedies available to the Association.

9. EFFECTIVE DATE

This Resolution shall become effective immediately upon adoption by the Board of Directors.

ADOPTED by the Board of Directors of Dadeland Walk Association, Inc. this 29TH day of JUNE, 2026.


Elizabeth Kenneally (Jun 29, 2026 19:04:16 EDT)
Elizabeth Kenneally
President


Audree Barrow (Jun 29, 2026 19:03:52 EDT)
Audree Barrow
Secretary

Lease Addendum Resolution

Final Audit Report

2026-06-29

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