

Resolution
OF THE BOARD OF DIRECTORS OF
MATANZAS SHORES OWNERS ASSOCIATION, INC.
Regarding the Processing of Rental Access Requests.

A meeting of the Matanzas Shores Owners Association, Inc., (MSOA) was held on the 23rd of June, 2022, at 1 p.m. A quorum of the Board of Directors was present, and the Secretary or Community Association Manager for the Association confirmed that the meeting was duly and properly noticed.

1. RENTAL OF PROPERTIES WITHIN THE COMMITTED PROPERTIES.

WHEREAS, Section 720.305 (01), and other portions of the Florida Homeowners' Association Act ("Act"), provide that the Association "Each member and the member's tenants, guests, and invitees, and each association, are governed by, and must comply with, this chapter, the governing documents of the community, and the rules of the association," and

WHEREAS, The Board of Directors believe it is in the best interests of the Association to adopt reasonable written rules, governing the processing of access requests for the use of rental properties within the community and the assessment of fees for processing such requests.

WHEREAS, the Board of Directors believes it is in the best interests of the Association to adopt reasonable written rules, as contemplated by the above-referenced statute.

NOW THEREFORE, BE IT RESOLVED, the following rules governing assessment of fees and the establishment of fees for processing for the processing of requests to access properties within the Association:

1. Matanzas Shores is a gated community and access control for the community is assigned to the Matanzas Shores Owners Association by the Amended and Restated Declaration of Covenants, Conditions and Restrictions (CCRs) for Matanzas Shores.
2. Matanzas Shores consists of nine separate and distinct communities, all of which have established written rules, including term limits, relating to the leases or rental of properties with their communities. MSOA respects and honors these rules and will assist the communities in the enforcement of these standards.
3. Each rental must be approved by the individual community in which the property is located and MSOA then grants access to the renters or leases and must be within the established term limits established in the Parcel's covenants. These rules apply to renters (both long and short term) and guests alike, who at in Matanzas. Guests who visit for two days may be called into the guards but all longer guests must register with the MSOA office.
4. The process of reviewing and granting access has become time consuming and an added expense to MSOA, so the Board of Directors hereby assesses a fee of \$25.00 for each request for access for rentals or guests. The fee is subject to change and covers only the

- initial request and one (1) modification of the request. Subsequent changes shall constitute a new request and are subject to an additional fee.
5. Upon payment of the \$25.00 fee, renters or lessees for one month (31 days) or less, will be given a window pass. In instances where the stay is longer than a month, an RFID window patch (an additional \$25) will be required and the patch will be deactivated at the end of the rental or lease term. The RFID will be activated for the period the guest is to stay, based upon the leasing document. At the end of the lease, the RFID will be made inactive.
 6. Payment for the review must be attached to the rental/lease review which provided to MSOA. Owners of frequently rented properties may arrange an account, with advanced payments at the MSOA office. Failure to tender payment for the access review, no access will be granted to MSOA property.
 7. If renters arrive at MSOA gates after hours and no request for access preview has been arranged, the guest(s) will be stranded and not permitted to enter the property if no advanced payment arrangement has been made.
 8. Late arrivals, for which no prior access approval had been requested and granted, are not permitted to enter MSOA property via a phone message to the guard. Guards will be instructed not to grant entry. In instances where renters/lessees do enter the property after hours without prior access approval, a \$100 fee will be charged to the owner of the property.
 9. For the purposes of this policy, a lessee or rental is an individual/group that pays the owner for the right to stay/visit a unit in a Matanzas Shores Parcel. A guest is defined as someone who is visiting Matanzas Shores on a gratis status. A guest is someone who comes to the property for short periods of time, 6 days or less, and may be provided a pass by the guard, following the homeowners contact with the guard.
 10. Each Homeowner is permitted to name three "permanent guests" who may enter the property without RFID but for whom passes will routinely issued by the guard.
 11. Failure to cooperate with the Board's efforts to control access to the member and Association's property will be the assessment of a fine of \$50 per day and may lead to suspensions in access to amenities as described in Florida Statute 720.305 (2)(a).

BE IT RESOLVED THAT any default, cessation or refusal to make timely and consistent payments on such payment plan shall constitute a default on the part of the homeowner and shall result in initiation of legal collection procedures; and

BE IT RESOLVED THAT after this instrument is recorded with the Clerk of Flagler County, Florida, the Association shall post the Resolution adopting a Covenant Enforcement Policy on the Association's web site and implement the actions required.

BE IT FURTHER RESOLVED THAT the Board shall retain the right to amend or repeal the policy established by this resolution.

The above resolution was duly adopted by the Association on the date above mentioned and shall become effective July 1, 2022.

Motion made by Ronnie Wilson

Second to the motion made by Richard Beaudoin

Vote on the Motion _____ to _____

Ronnie D. Wilson, President

Rich Beaudoin, Secretary

STATE OF FLORIDA
COUNTY OF FLAGLER

Before me, personally appeared, by physical presence, Ronnie D. Wilson and Joy Sowers, to me known and known to me to be the individuals described herein and who executed the foregoing Resolution as President and Secretary, respectively, of the Matanzas Shores Owners Association, Inc, and acknowledged to and before me that they executed such instrument as directed by the Board of Directors of the Matanzas Shores Owners Association, Inc,

Witness my hand and official seal in the county and state aforesaid, this 30th day of June, 2020. 2022 MC

Notary Public

