

**RESOLUTION OF THE BOARD OF DIRECTORS
OF
THE FOUNTAINS AT COUNTRYSIDE CONDOMINIUM ASSOCIATION, INC.**

WHEREAS, The Fountains at Countryside Condominium Association, Inc., ("Association") is the entity responsible for the operation and maintenance of the Fountains at Countryside Condominium, pursuant to the Declaration of Condominium of The Fountains at Countryside (hereinafter "Declaration");

WHEREAS, Declaration Sections 18.5 and 19.2 and the Association's Articles of Incorporation Article II, Section 2(f) and Article XVII state that the Association, through its Board of Directors, has the authority to make and amend the Association's Rules and Regulations;

WHEREAS, Declaration Section 19.2 authorizes the Board to screen prospective tenants at the Condominium, and the Board has determined that the regulation of tenants would benefit the Association;

NOW THEREFORE, the Board of Directors hereby resolves as follows:

1. The above recitations are true and correct and are incorporated herein by reference.
2. Rule 15 shall be **created** as follows:

Lease Applications and Approval

All prospective tenants must be approved by the Board prior to occupancy. Prior to occupancy of any property subject to administration by the Association, the Board is empowered to inquire into the criminal conviction history of an applicant. The Board may disapprove any proposed tenant based on the criminal history of the applicant. Persons convicted of felonies which include violence or are of a sexual nature may be rejected for transfers of title or leases without further obligation. Any convicted or registered sexual predator listed in any state or federal sex offender registry shall be prohibited from leasing any Unit. The Owner or Tenant must pay a \$100 application fee, to defray the costs of the background check. The Board will have the authority to deny an owner from leasing his Unit to a tenant.

If a unit is already leased, and owners become delinquent, at any time during the lease period, by sixty (60) days, the lease will not be renewed. This provision shall not apply to the Association or its successors in title if it takes title to a lot in a lien foreclosure.