

Resolution
for
Cypress Tree Condominium Association, Inc.
Dated: February 27, 2020

At a meeting of the Board of Directors of Cypress Tree Condominium Association, Inc., (hereinafter the "Association") held on the 27th day of February, 2020, the following resolution was adopted:

WHEREAS, the Board of Directors is desirous of adopting a policy for reviewing applicants for occupancy within the Association whether by purchase, lease or otherwise.

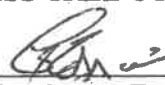
RESOLVED, that the Board of Directors of the Association, pursuant to said provisions of the Declaration, Articles and the Bylaws, hereby adopts the application review standards attached hereto as Exhibit A.

BE IT FURTHER RESOLVED, that the Board of Directors of the Association, hereby adopts the residency procedures attached hereto as Exhibit B.

NOW THEREFORE, the undersigned, being the duly elected President and Secretary of Cypress Tree Condominium Association, Inc., do hereby subscribe and execute this Resolution and confirm that the above is a true and correct copy of the Resolution adopted at the Board of Directors meeting of Cypress Tree Condominium Association, Inc., on February 27, 2020, together with the Minutes concerning such Resolution.

IN WITNESS WHEREOF, I have hereunto affixed my hand and the seal of the Corporation, this 18th day of MAY, 2020, in Lauderhill, Broward County, Florida.

CYPRESS TREE CONDOMINIUM ASSOCIATION, INC.

By: 
Garrington Essue, President

and By: 
Secretary

EXHIBIT A
REVIEW STANDARDS FOR APPLICANTS FOR OCCUPANCY

All applicants who wish to reside within the Cypress Tree condominium community must comply with the following standards in order to be approved for occupancy:

- 1) All Applicants must have a credit rating of no less than 640.
- 2) All Applicants must have a combined debt-to-income ratio of no greater than 40%.
- 3) All Applicants must be able to prove a minimum household income of \$30,000 per year. Income verification must be in the form of the prior two paystubs and last year's tax filing.
- 4) No Applicant convicted of crimes against a person whether a felony or misdemeanor within the past ten years shall be approved. Notwithstanding anything to the contrary herein, no sex offenders shall be approved.
- 5) No Applicant with a negative residential history shall be approved. Evidence of negative residential history shall be in the form of court cases leading to eviction, court cases indicating a tendency to break association rules or interviews with prior landlords or other parties with supervisory abilities such as a homeowners or condominium association.
6. In the event that an applicant does not meet the first three requirements, the application may be revived with an agreement not to encumber if the unit is unencumbered by a mortgage or with a qualified guarantor.

EXHIBIT B
RESIDENCY PROCEDURES

Prior to taking up residency within an Association Unit, all individuals must submit an application for occupancy to the Association.

The Association shall follow the application rules set by Broward County as the County may revise them from time to time.