

**THE RESIDENCES AT HARBOUR POINTE WEST  
CONDOMINIUM ASSOCIATION, INC.  
CORPORATE RESOLUTION REGARDING  
SALES AND LEASE APPROVAL**

Upon motion duly made by Michele Frost, and duly seconded by Ahad Diba, the following Resolution regarding the policy of the Board of Directors was adopted by a unanimous vote of the Directors present and voting at a duly called meeting of the Board of Directors held on February 22, 2024.

WHEREAS, THE RESIDENCES AT HARBOUR POINTE WEST CONDOMINIUM ASSOCIATION, INC. (hereinafter referred to as "Association"), is the entity charged with the enforcement of the First Amended and Restated Declaration of Condominium for The Residences at Harbour Pointe West Condominium, as recorded at O.R. Book 21934, Page 2033, et seq., and as amended from time to time, of the Public Records of Pinellas County, Florida; and

WHEREAS, pursuant to Article 18, Selling, Leasing and Mortgaging of Units, the Board of Directors or its agent shall have the authority to review and approve sales and leases.

NOW, THEREFORE, after consideration by the Board of Directors at a duly called meeting on February 22, 2024, the Board of Directors has determined as follows:

1. The recitals as set forth above are true and correct and incorporated herein.
2. The Board of Directors hereby adopts the following Sales and Lease Approval Policy as a guideline by which the Board shall base its sales and lease approvals, and which shall completely amend, replace and supersede any prior sales or lease approval guidelines.
3. The Board of Directors shall have the authority to conduct a criminal background search on any potential purchaser(s) or lessee(s) of a unit and to charge the current unit owner a fee not to exceed the maximum amount allowed under the Condominium Act (as it may be amended from time to time), which such current amount is \$150.00.
4. No person who is a convicted or registered sex offender or sexual predator listed in any state or federal sex offender registry or equivalent thereof, or who has been convicted of a felony within the last ten (10) years, or who is still serving out a probationary sentence in connection with a felony occurring more than ten (10) years ago, shall be permitted to occupy any unit.

5. A copy of this Resolution shall become part of the corporate records of the Association, and shall be kept with the other policy resolutions.

**THE RESIDENCES AT HARBOUR POINTE  
CONDOMINIUM ASSOCIATION, INC.**

By: Ahad Diba  
AHAD DIBA, President  
Printed Name

ATTEST:

M. Frost  
Michele Frost, Secretary  
Printed Name