

MIRAVISTA CONDOMINIUM ASSOCIATION, INC.
A RESOLUTION OF THE BOARD OF DIRECTORS ESTABLISHING GOOD CAUSE
REASONS TO DISAPPROVE A LEASE OR SALE/TRANSFER OF A UNIT

THAT WHEREAS, Sections 19.8 of the Declaration of Condominium for requires the Board of Directors to approve or disapprove a proposed lease of any Unit; and

WHEREAS, Section 19.8 allows the Board to deny a lease on any “reasonable grounds” and ;
and

WHEREAS, Section 20 allows the Board to deny a sale by exercising its right of first refusal;
and

WHEREAS, the Board deems it to be in the best interest of the Association to adopt a list of reasonable good cause grounds that a lease or tenant shall be disapproved or the Board will deny a sale and exercise its right of first refusal; and

NOW THEREFORE BE IT RESOLVED by the Board of Directors of Miravista Condominium Association, Inc., a proposed lease or sale/conveyance of a Unit shall be disapproved only for good cause, and in such case the lease or sale/conveyance shall not be made. Appropriate good cause grounds for disapproval shall include, but not be limited to, the following:

1. the unit owner is delinquent in the payment of any monetary amounts owed to the Association at the time the application is considered;
2. the unit owner has a history of leasing his or her Unit without obtaining approval, or leasing to troublesome lessees and/or refusing to control or accept responsibility for the occupancy of his or her Unit;
3. the real estate company or rental agent handling the transaction on behalf of the Unit owner has a history of screening applicants inadequately, recommending undesirable applicants, or closing transactions without prior Association approval;
4. the application on its face indicates that the persons seeking approval or the proposed occupants intend to conduct themselves in a manner inconsistent with the covenants and restrictions applicable to the Condominium;

5. the prospective lessee, buyer or transferee or any of the proposed occupants have been convicted of a felony involving violence to persons or property, a felony involving sale or possession of a controlled substance, or a felony demonstrating dishonesty or moral turpitude, or are a registered sexual offender or sexual predator or the equivalent in this or any other jurisdiction;
6. the applicant or any of the proposed occupants under have a history of conduct which evidences disregard for the rights and property of others;
7. the applicant or any of the proposed occupants evidence a strong possibility of financial irresponsibility or does not meet the minimum FICO credit score requirement of 650 ;
8. the applicant or any of the proposed occupants under, during previous occupancy or visits, have evidenced an attitude of disregard for the Association rules;
9. the applicant or any of the proposed occupants give false or incomplete information to the Board as part of the application procedure, or the required transfer fees and/or security deposit is not paid;
10. the owner fails to give proper notice of his intention to lease, sell or convey title to his or her Unit to the Board of Directors; and
11. The applicant or any proposed occupants occupy the Unit before approval has been granted by the Association.

THE FOREGOING NOTWITHSTANDING, Miravista Condominium Association, Inc., is an equal opportunity provider of housing and no lease, sale or transfer shall be disapproved for an illegal or discriminatory reason under any circumstances. The Association may conduct background and credit checks on all applicants and proposed occupants who are 18 years of age or older. Additionally, when considering the foregoing good cause reasons to disapprove, the Board shall consider on a case-by-case basis extenuating or mitigating circumstances, including the recency of an event, and the detrimental impact on the Miravista Condominium and its residents.

ADOPTED by the Board of Directors this 16 day of August, 2022.

BY: 
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President of the Association