
I — House Rules: Rental & Restrictions

The Board may authorize a Compliance Committee which shall be comprised of three owners appointed by the Board with one member from each Phase, each of whom is in residence at least three months annually, to hear and determine whether to confirm or reject penalties levied by the Board. Penalties may be levied against owners, renters and guests and shall be determined and levied by the Board as set forth below in accordance with Shipp's Landing Bylaws and Florida State Law.

- **1ST INFRACTION** — A warning letter regarding the violation.
- **2ND INFRACTION** — Up to \$100 fine per occurrence, not exceeding \$1,000 in the aggregate, and optional suspension for a reasonable period of time of the privilege to use a particular common element (e.g., pools, tennis court, fitness room, clubhouse, social rooms, etc.). The Board must provide 14 days written notice to the unit owner, and/or occupant and an opportunity for a hearing before the Compliance Committee.

II — Restrictive Covenants - Re: Rental & Occupancy

The following requirements are set forth in the Association's governing documents and can only be changed by a vote of 75% of the unit owners:

1. No unit may be leased for less than thirty (30) consecutive days.
2. Lessees are not permitted to have guests in their absence.
3. All leases must be submitted to the Board for approval 15 days prior to unit occupancy. Applications for approval are available at office.
4. All lessees are accountable for abiding by the condominium documents and Association rules.
5. A lessee shall be a natural person.
6. Lessees shall not in any way assign, encumber or pledge the lease without the approval of the Board of Directors.
7. All lessees must personally register at the office within 24 hours of arrival.
8. Each unit shall be occupied by a single family and its guests, for residential purposes only.
9. The total number of overnight occupants permitted in a unit is six (6).
10. **Occupancy in Absence of Owner:** If the permanent residents of a unit are absent, and the unit has not been leased, the owner(s) may permit the unit to be occupied temporarily by guests. When a unit is to be occupied by guests while the owner is not in residence, the owner shall, at least twenty-four (24) hours prior to the arrival of the guests, notify the Association of such fact, and shall give the name of all persons who will be permitted to temporarily occupy the unit. The ability of the owner, while absent, to allow guest occupancy is a privilege, not a right, and the Board of Directors is empowered to deny such guest privileges to any unit owner who refuses or fails to give prior notice of guest occupancy or to accept full responsibility for controlling the conduct of the guests and seeing to it that such guests conduct themselves in full conformity to the covenants and rules applicable to the Condominium.