

**Tiffany Suites Condominium Association, Inc.
4405 West Fair Oaks Avenue
Tampa, Florida 33611**

Date: January 10, 2018
To: Tiffany Suites Condo Association Owners
From: Richard Barba, President
Tiffany Suites Condominium Association, Inc.
Subject: Sale or Rent Article XVI-Association's Right of First Refusal with Respect to Sale or Lease
Of Condominium Units

Dear Tiffany Suites Homeowner,

From time to time inquiries are responded to concerning selling and or leasing units within our community. I would like to point everyone to our governing documents for the clarification on what we manage the process against.

Pertaining to Leasing:

A unit owner wishing to lease their unit must first apply to the Association before a unit can be leased. All leases must be for one year. At no time can there be more than seven (7) units leased at one time. The Board has the right to reject any lease that will exceed the seven (7) units that can be under lease at any given time. Such unit owners making a request for a lease when the number exceeds seven (7) will be placed on a waiting list and will be considered should the number be under seven (7) in the future. Unit owners who have tenants who renew the lease for another year will have the first chance to be approved provided that there are not more than seven (7) units rented at the time of renewal of the lease. **Owners who currently have an active lease shall have sixty (60) days to find another tenant once the lease expires before they are put on the waiting list.**

In accordance with the governing documents the enclosed application "REQUEST FOR ASSOCIATION APPROVAL UNIT SALE OR LEASE" is the official Notification process. This form should be forwarded to Associa Property Management for processing along with the application fee. If the application is for a lease tenant, then the lease addendum would also be required for inclusion to any lease your tenant is executing. This form is for both Sales and Leasing requests.

Please note that based on article XVI, requiring leases to be approved by the Board and the lease restrictions in place limiting leases to one year, this prohibits ANY short term rentals/leases including such activity as with AIRbnb for example. Also please be aware that at this time there are seven (7) units being rented so the Board cannot approve any new Lease application requests therefore no additional units can be offered for lease/rental. Violations to this can lead to fines being levied. The Lease approval if any does not convey with a Sale and therefore when the unit is sold the approval expires and new owner would comply with current requirements.

I encourage and appreciate your participation, and involvement as this is your community.

Sincerely,



Richard Barba
President Tiffany Suites Condominium Association, Inc.

Signature _____

Tiffany Suites Condominium Association, Inc.

LEASE ADDENDUM

In consideration of the Association's approval of the below referenced Owner's tenant, the Owner expressly agrees to be bound to the following provisions:

Right to Collect Rents. All leases shall be deemed to provide, whether or not such provision is actually set forth in the lease, and Owner expressly agrees that the Board shall have the right to directly collect the rent that the tenant is paying to Owner from tenant upon Owner becoming more than 30 days past due in the payment of any monetary obligation. For purposes of this paragraph, the term "monetary obligation" includes, but is not limited to, assessments, fines, the cost of restoring any damage to the Property caused by the tenant (or any guest, occupant or invitee of the tenant), legal costs associated with enforcing any provision of the governing documents of the Association against the Owner and/or tenant. The Board shall not be required to commence legal proceedings against an Owner in order to perfect its right to collect rents pursuant to this paragraph. Further, in the Board's sole discretion, in addition to collecting rent from the tenant, it may elect to pursue the remedies set forth below.

Default. All leases shall be deemed to provide, whether or not such provision is actually set forth in the lease, that the Board shall have the right to terminate the lease upon default by the tenant or Owner in observing any of the provisions of the Declaration of Restrictions, Covenants, Easements & Conditions, the Bylaws, the Articles of Incorporation, the rules and/or regulations of the Association or if the tenant is convicted during the term of the lease of crime. The Association shall not be liable to any Owner or tenant by reason of the Association exercising its right to terminate the lease of a tenant pursuant to this section.

Owner's Name (Signature)

Property Address

Owner's Name (Printed)

Date

Tiffany Suites Parking

Parking Space	Unit #
A	28
B	24
C	26
D	22
E	27
F	21
G	25
H	19
J	12
K	11
L	14
M	02
N	13
O	08
P	05
R	07
S	03
T	01
1	15
2	16
3	20
4	23
5	09
6	10
7	18
8	17
9	06
10	04