

RESOLUTION OF THE BOARD OF DIRECTORS
OF HAMMOCK TRAILS HOMEOWNERS ASSOCIATION, INC.

Tenant Evaluations 2026-02:1

WHEREAS, the subdivision commonly referred to as Hammock Trails is governed by that certain Declaration of Conditions, Covenants, Easements and Restrictions for Hammock Trails recorded in O.R. Book 3233, Page 2097, et seq., of the public records of Osceola County, Florida, as amended and supplemented (hereinafter referred to as the Declaration); and

WHEREAS, the Hammock Trails Homeowners Association, Inc. (hereinafter referred to as the Association), pursuant to the Declaration, is the corporate entity that has been delegated and assigned certain powers and duties of ownership, operation, administration, maintenance and repair, as well as the power to enforce the covenants, restrictions, and easements contained therein; and

WHEREAS, Article VI, Section 6.37 of the Declaration expressly prohibits short term rentals on the properties; and

WHEREAS, a resolution titled "SHORT TERM RENTALS" was adopted at a duly noticed Board meeting held on the 18th day of February 2025; and

WHEREAS, Article VII, Section 7.1 of the Declaration allows for enforcement of compliance by owners and their tenants; and

WHEREAS, the Association does not know the names of the tenants or the terms of the lease for property being leased in Hammock Trails; and

WHEREAS, the ASSOCIATION shall require the owner (landlord) to have the potential tenant/s fill out a LEASE APPLICATION through TenantEvaluation.com and that the copy of such lease will be provided to the ASSOCIATION for review; and

WHEREAS, the cost of the application process shall be the responsibility of the owner (landlord), tenant, or both; and

WHEREAS, the Board shall set up a committee to determine what information will be required on the lease application and work with TenantEvaluation.com, and the Association's managing agent; and

WHEREAS, said committee shall establish procedures for the processing of the Applications.

BE IT RESOLVED, that the Board, at a duly noticed meeting held on the 19 day of February, 2026, hereby adopts this resolution as part of Hammock Trails Homeowner Association, Inc. Rules and Regulations.

Annette Berg
(Sign - Witness 1)

Rene A. Khan
(Sign - Witness 2)

Riguel A. Ochoa
(Sign - Witness 1)

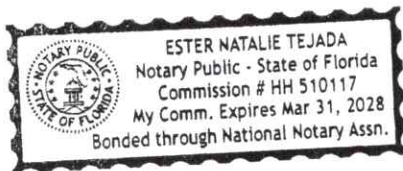
Regal R. Adams
(Sign - Witness 2)

Maria Koche
(Sign)

Maria Koche, President

Eddie M. Santiago
(Sign)

Eddie Santiago, Secretary / Treasurer



ET