

**THE COVE CREEK CLUB, INC.**

**ADMINISTRATIVE RESOLUTION NO. 2019-\_\_\_\_\_**

**LEASING REQUIREMENTS**

**WHEREAS**, Article III, Section 3.3(c) of the Amended and Restated Declaration of Covenants, Conditions, and Restrictions of The Cove Creek Club, Inc. (the “Association”) provides that members in good standing may delegate rights of enjoyment in the Community Properties to each of his tenants, and to each member of the tenant’s family who resides with the tenant within The Cove Creek Club; and

**WHEREAS**, the term “tenant” is not defined in the Association’s governing documents; and

**WHEREAS**, Article IV, Section 4.2(b) of the Association’s Bylaws assigns the Board of Directors the power and duty to establish, make, and enforce compliance with the designations, rules, conditions, restrictions, limitations, and all other provisions necessary for the orderly operation, use, and maintenance of the Community Properties and the personal conduct of all members and their guests; and

**WHEREAS**, Article IV, Section 4.2(s) of the Association’s Bylaws assigns the Board the power and duty to carry on the administration of The Cove Creek Club, Inc. and to do all of those things, necessary and reasonable, in order to carryout the common, joint, and shared aspects of The Cove Creek Club, Inc.; and

**WHEREAS**, the Association considers it necessary to adopt a Resolution providing a definition for “tenants” as used and referred to in the Association’s governing documents.

**NOW, THEREFORE, BE IT RESOLVED** that the Board adopts the following:

“**Tenant(s)**” as used and/or referenced in the Association’s governing documents, shall mean any person(s) renting or leasing a property located within and subject to The Cove Creek Club, Inc. for a period of not less than ninety (90) days. Tenancies of less than 90 days are generally not permitted and any owner entering into such a lease may be subject to enforcement action by the Association, which enforcement action may also include a request for an award by the Court of the Association’s attorney fees.

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**TENANT(S) DEFINITION**

**RESOLUTION ACTION SHEET**

Date of Adoption: \_\_\_\_\_

The above-referenced Administrative Resolution was adopted by the Board as of the date set forth above.

Signatures:

Vote (Y/N):

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Director

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Director

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Director

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ATTEST:

\_\_\_\_\_  
Secretary

\_\_\_\_\_  
Date