

Resolution of the Board of Directors of  
The Communities of Wellington Homeowners Association, Inc. Establishing Leasing Administration Fee

This RESOLUTION is made and adopted to be effective as of the 17th day of October, 2023 by the Board of Directors ("Board") of The Communities of Wellington Homeowners Association, Inc. ("Association").

**WHEREAS**, the Board has a duty to ensure that rental activity in the community is monitored and administered in a manner consistent with both the Association's covenants and with the general standard of the community association industry; and

**WHEREAS**, the fulfillment of this duty may have a direct impact on: (A) the availability of mortgage financing in the community; (B) the availability and cost of insurance for the Association's common areas; (C) the Board's ability to manage and control access to the Association's common areas; and (D) the overall administration and governance of the community; and

**WHEREAS**, monitoring and administering rental activity requires the Board or its designees to engage in certain administrative functions, including, but not limited to, conducting routine occupancy audits of the community, gathering and reviewing certain rental-related information, ensuring that the community's rental rules are properly enforced, facilitating a standardized permitting and application process (if applicable), maintaining a rental waitlist (if applicable), gathering and updating tenant contact information, and answering rental-related questions from current and prospective owners; and

**WHEREAS**, the common expenses associated with the items listed above ("Rental Monitoring Expenses") disproportionately benefit owner-landlords and would not be incurred *but for* the rental activity of Owner-Landlords; and

**WHEREAS**, the Board believes that it is equitable and in the best interest of the Association to require Owner-Landlords to reimburse the Association for the Rental Monitoring Expenses that are incurred as a direct result of the conduct of those Owner-Landlords; and

**WHEREAS**, Article V, Section 5 of the Association's Declaration of Covenants authorizes the Association to specifically assess Owners for Common Expenses that disproportionately benefit those Owners (and/or are occasioned by the conduct of those Owners); and

**NOW, THEREFORE**, in accordance with the Declaration, the Board of Directors of the The Communities of Wellington Homeowners Association, Inc. hereby adopts the following:

1. **Leasing Administration Fee.** Owner-Landlords who are leasing their property shall be specifically assessed an annual leasing administration fee of \$249. This specific assessment, which may be changed from time to time at the Board's discretion, shall be used to reimburse the Association for the Rental Monitoring Expenses attributable to those Owner-Landlords and shall be in addition to annual assessments, special assessments, and other charges provided for under the Association's governing legal documents.
2. **Specific Assessment - Unauthorized Leases.** Owner-Landlords who are leasing their property in violation of the Declaration shall be specifically assessed an annual leasing administration fee of \$299. ***Payment of this fee does not grant approval to lease and is not in lieu of additional fines or enforcement action by the Association.*** This specific assessment, which may be changed from time to time at the Board's discretion, shall be used to reimburse the Association for the Rental Monitoring Expenses attributable to those Owner-Landlords and shall be in addition to annual assessments, special assessments, fines, and other charges provided for under the Association's governing legal documents.

The Communities of Wellington Homeowners Association, Inc.

By: M. Mulligan  
~~President~~ Secretary  
Date: 10/17/2023