

PARK CHARLESTON HOMEOWNERS ASSOCIATION
RULES REGARDING RENTALS

On this 8 day of October , 2023, these rules and regulations have been duly adopted by the Board of Directors (the "Board") of Park Charleston Homeowners Association, Inc., ("the Association") to regulate the short-term rental of Homes within Park Charleston. In order to promote the health, safety, and welfare of the residents within Park Charleston, and to prevent the annoyance or nuisance to the neighborhood caused by short-term rental of Homes in Park Charleston, these rules and regulations have been adopted and approved pursuant to the authority granted to the Board of Directors of the Association by Chapter 720, Florida Statutes and the Declaration of Covenants, Conditions and Restrictions of Park Charleston recorded at Official Records Book 3390, Page 707 of the Public Records of Leon County, Florida (the "Covenants"). These rental rules and regulations supersede all previously adopted rules and regulations concerning rentals in Park Charleston.

1. GENERAL REGULATIONS

- 1.1 It is the responsibility of each Owner (and his or her tenant(s)) to fully comply with the Covenants for Park Charleston as well as rules and regulations adopted for Park Charleston. Owners are responsible to communicate and properly instruct all tenants regarding the operation and effect of the Covenants and the rules and regulations.
- 1.2 Owners who lease their Homes to tenants are ultimately responsible for the actions of said tenants and tenants' visitors. The Owner is required to include in and attach a copy of the rules and regulations to all leases and to provide a copy of any amendment thereto.

2. SHORT-TERM LEASES PROHIBITED: Rental of Homes on lots within Park Charleston, whether duplexes, townhomes or single-family residences, for a term of less than 3 months is prohibited. This rule applies to all Owners and to all Lots within Park Charleston, and applies prospectively to leases entered into after the date of the adoption of this rule.

3. ENFORCEMENT PROCEDURES

- 3.1 The Board shall be responsible for enforcing these rules and regulations. In fulfilling its obligation to enforce these rules the Board may enlist the assistance of its managing agent and/or such other agents (such as a towing contractor). Owners who observe a violation and wish to report a complaint shall provide written notice of the complaint addressed to the Board and/or its managing agent.
- 3.2 The Board may assess a fine against an Owner who violates this rule up to \$100.00 per day of each continuing violation, up to a maximum of

\$1,000.00 per violation, pursuant to authority set forth in Article XXII, Section 1 of the Covenants and Section 720.305, Florida Statutes. Collection of fines may be enforced against the Owner.

ADOPTED by the Board of Directors of the Park Charleston Homeowners Association, Inc., this 8 day of October, 2023.