

RIVER PALMS RIVERFRONT CONDOMINIUM ASSOCIATION, INC.

**RESOLUTION OF THE BOARD OF DIRECTORS
ADOPTION OF POLICIES**

Date of Adoption: March 18, 2026

Effective Date: March 18, 2026

WHEREAS, the River Palms Riverfront Condominium Association, Inc. (the “Association”) is a Florida not-for-profit corporation operating pursuant to Chapter 718, Florida Statutes, and the Declaration of Condominium, Articles of Incorporation, Bylaws, and duly adopted Rules and Regulations (collectively, the “Governing Documents”); and

WHEREAS, the Board of Directors (the “Board”) is vested with the authority to adopt reasonable rules, regulations, and policies governing the operation, use, and maintenance of the Condominium Property; and

WHEREAS, the Board finds that it is in the best interests of the Association to adopt formal written policies to ensure uniform enforcement, legal compliance, protection of the Condominium Property, and preservation of property values;

NOW, THEREFORE, BE IT RESOLVED as follows:

1. Adoption of Hurricane and Storm Protection Policy

The Board hereby adopts the Hurricane and Storm Protection Policy, attached hereto and incorporated herein as Exhibit “A”, effective March 18, 2026. This policy establishes uniform standards for hurricane protection systems, architectural review procedures, structural safeguards, annual certification requirements, storm deployment rules, and enforcement procedures.

2. Adoption of Vehicle Towing and Parking Enforcement Policy

The Board hereby adopts the Vehicle Towing and Parking Enforcement Policy, attached hereto and incorporated herein as Exhibit “B”, effective March 3, 2026. This policy establishes procedures for parking enforcement, towing authorization, documentation requirements, emergency towing authority, fine procedures, and statutory compliance.

3. Adoption of Move-In / Move-Out Policy

The Board hereby adopts the Move-In / Move-Out Policy, attached hereto and incorporated herein as Exhibit “C”, effective March 3, 2026. This policy establishes permitted days and hours, advance notice requirements, elevator protection procedures, and owner responsibility for damage and cleaning.

4. Adoption of Key Control and Access Policy

The Board hereby adopts the Key Control and Access Policy, attached hereto and incorporated herein as Exhibit “D”, effective March 3, 2026. This policy establishes procedures for secure key storage, emergency access, restricted area access, convenience access fees, and limitation of liability provisions.

5. Adoption of Unit Leasing Policy

The Board hereby adopts the Unit Leasing Policy, attached hereto and incorporated herein as Exhibit “E”, effective March 3, 2026. This policy implements and clarifies the leasing amendment recorded February 25, 2025, and establishes leasing classifications, rental cap procedures, waiting period requirements, screening criteria, and enforcement provisions.

6. Adoption of Video Surveillance System Policy

The Board hereby adopts the Video Surveillance System Policy, attached hereto and incorporated herein as Exhibit “F”, effective March 3, 2026. This policy establishes guidelines governing the installation, use, monitoring, retention, and access to the Association’s video surveillance system, clarifies that surveillance footage is not an official record of the Association, defines authorized personnel, establishes review protocols, and sets forth limitations of liability and owner responsibilities concerning personal cameras.

7. Notice to Membership

The Association shall provide notice to all Owners of the adoption of these Policies consistent with Chapter 718, Florida Statutes, and the Governing Documents. Copies shall be maintained in the Association’s official records.

8. Severability

If any provision of this Resolution or the adopted Policies is determined to be invalid or unenforceable, the remainder shall remain in full force and effect.

9. Superseding Effect

These Policies supersede all prior informal practices, interpretations, or conflicting rules relating to the subject matters addressed herein.

ADOPTED at a duly noticed meeting of the Board of Directors held on March 18, 2026.

RIVER PALMS RIVERFRONT CONDOMINIUM ASSOCIATION, INC.

Signed by:
By: William C Whiting
75F4A5D39C58440...

Name: william c whiting

Title: President

Signed by:
Attest: clk
B60DFF5A595E4AC...

Name: Chris George

Title: Secretary

Exhibit A

Storm Protection Policy

RIVER PALMS RIVERFRONT CONDOMINIUM ASSOCIATION, INC.

Hurricane and Storm Protection Policy

Adoption Date: March 18, 2026

Effective Date: March 18, 2026

- 1. Purpose and Authority:** Pursuant to Section 718.113(5) of the Florida Condominium Act and the governing documents of the Association, this Policy is established to govern the specifications, installation, and maintenance of all hurricane protection systems. The objectives are to ensure absolute architectural and aesthetic uniformity, preserve the structural integrity and waterproofing of the building, and provide a clear and fair process for all unit owners
 - 1.1. Board Authority:** The Board of Directors ("Board") of the River Palms Riverfront Condominium Association, Inc. ("Association") retains sole and exclusive authority to regulate and approve all hurricane protection systems. This Policy supersedes all previous rules or resolutions on this matter.
 - 1.2. Building Status:** The Association acknowledges that all original exterior windows, sliding glass doors, and other glazed openings in the building were installed with impact-resistant glass. Therefore, the installation of additional hurricane shutters is optional for unit owners but must strictly adhere to the provisions of this Policy.
- 2. Permitted Hurricane Protection Systems:** Unit owners may install any of the Board approved hurricane shutter systems or replace existing impact-rated glass. No other systems of any kind are permitted.
 - 2.1. Official Board-Approved Hurricane Shutter System:** To ensure absolute architectural uniformity and compatibility with the building's structure, the Board has specified a single manufacturer, model, and color of hurricane shutter as the only system permitted for installation.
 - **Approved Shutter Type:** 55-63mm Roll-Down Hurricane Shutter
 - **Required Model:** Rhino Series or an equivalent or better
 - **Required Color:** All exterior-facing components, including housings, tracks, and fasteners, must be factory-finished in per manufacture's standard "white" paint

NOTE: Applications proposing any hurricane shutter system other than the approved type, manufacturer, model, and color will be denied; provided, however, that the Board may, in its sole discretion, consider an alternative system if the applicant demonstrates that the proposed system is equal to or superior to the approved system in profile, dimensions, wind-load rating, anchoring method, structural compatibility, and exterior appearance.
 - 2.2. Replacement of Impact-Rated Windows and Doors:** While the building's original windows and doors are impact-rated, owners have the right, pursuant to Florida law, to replace them with new, code-compliant impact products. Any such replacement is subject to prior written approval from the Board and must meet all requirements of this Policy, particularly those outlined in Sections 4, 5, and 6, to ensure the replacement product's frame color, tint, and style match the building's uniform architectural standards.

RIVER PALMS RIVERFRONT CONDOMINIUM ASSOCIATION, INC.

Hurricane and Storm Protection Policy

3. **Approval and Application Process:** Prior to the commencement of any work, the unit owner must submit a single, complete Architectural Modification Application to the Association Manager and receive written approval from the Board. No verbal or post-installation approvals will be granted. Any unauthorized installation will be subject to immediate removal at the owner's sole expense.
 - 3.1. **Application Submittal Checklist:** The application must include all of the following:
 - **Product Quote:** A formal quote from the contractor specifying the exact manufacturer and model number of the shutters as required in Section 2.1
 - **Engineering Plans:** Site-specific plans stamped by a Florida-licensed structural engineer. The plans must verify that anchor points do not conflict with post-tension cables and that the installation will not compromise the building's structural or waterproofing integrity
 - **Permits:** Copies of all applicable City of Titusville or Brevard County permits
 - **Contractor License & Insurance:** A copy of the contractor's license and a valid Certificate of Insurance showing a minimum of \$2,000,000 in general liability coverage, naming the "River Palms Riverfront Condominium Association, Inc." as an additional insured, along with proof of workers' compensation coverage
 - **Contractor Experience:** A list of at least five (5) completed hurricane protection installations on post-tension high-rise buildings within the last three years, including references.
 - **Project Plan:** A detailed scope of work and project schedule, including start/end dates and work hours (which must conform to Association rules).
 - 3.2. **Board Review Period:** The Board will use its best efforts to review and issue a written response to a complete application submittal within thirty (30) days of receipt. Incomplete applications will not be reviewed.
4. **Installation Standards & Structural Safeguards:** All installation work must adhere to the following mandatory requirements to protect the integrity of the building.
 - 4.1. **GPR Scan:** Prior to any drilling or penetration of concrete, the contractor must perform a Ground Penetrating Radar (GPR) scan to locate all post-tension cables, rebar, and embedded conduits which shall be submitted and approved by a Florida-licensed structural engineer and a copy of engineer's approval submitted to the Board not less than Twenty-One (21) days. A full GPR report must be submitted to the Association for review at least seven (7) days prior to the planned installation date.
 - 4.2. **Waterproofing:** Any penetration of the building envelope must be sealed using materials and methods capable of passing ASTM E1105 Field Testing (or ASTM E331 for lab-certified components) standards for water infiltration per the building code requirements of the specifying authority or engineer of record in the State of Florida or Brevard County, whichever is greater. The authorized installation contractor must provide the owner with a minimum 5-year workmanship warranty against water intrusion at all penetration points, with a copy provided to the Association.

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Hurricane and Storm Protection Policy

4.3. Oversight and Indemnification: The Association reserves the right to require a pre-construction meeting and to retain an independent engineer to observe the installation at the unit owner's expense. The unit owner assumes full financial responsibility for any damage caused to common elements, limited common elements, or neighboring units. The owner shall indemnify, defend, and hold the Association harmless from any liability, cost, or claim arising from the work. The Board may require a refundable construction deposit prior to the start of work.

5. Owner Responsibilities

5.1. Maintenance & Annual Certification: Owners must keep their shutter systems clean, rust-free, and in good working order. By June 1st of each year, every owner with an installed system must submit a signed form to the Association certifying that the system has been inspected, tested, and is fully operational.

5.2. Storm Deployment: Shutters may only be closed upon the issuance of a Hurricane Watch or Warning in Central East Florida (Flagler, Volusia, Lake, Seminole, Orange, Brevard, Osceola, Indian River, Okeechobee, St Lucie or Martin Counties). Shutters shall not be closed unless for testing or maintenance purposes when no active watches or warning are in effect; all shutters must be fully reopened within seven (7) days following the expiration of the storm warning.

5.3. Absentee Owners: All owners with shutters must designate a local, 24/7 "Responsible Party" (a person or licensed company) for the Atlantic Hurricane Season (June 1 - November 30) and provide their contact information to the Association Manager by June 1st annually. If an owner fails to open their shutters after a hurricane watch or warning is lifted the Association has the right, but not the obligation, to hire a vendor to open the shutters at the owner's expense.

5.4. Removal: If removal is required to permit repair, maintenance, inspection, waterproofing, painting, structural work, or compliance work the owner must remove and reinstall at their sole cost. If they fail to do so, the Association may do it and charge back the cost as an individual assessment

6. Legal Provisions

6.1. Enforcement: Violations of this Policy will be treated as a violation of the governing documents and are subject to fines and enforcement procedures pursuant to §718.303, Florida Statutes, including legal action to compel compliance and reimbursement of all attorney's fees and costs incurred by the Association.

6.2. Limitation of Liability: The decision to install optional storm shutters rests solely with the unit owner. The Association is not liable for any damage resulting from an owner's choice, the failure to install protection, or the failure of any installed system.

6.3. Severability: If any provision of this Policy is found to be unenforceable by a court of competent jurisdiction, the remaining provisions shall remain in full force and effect.

Exhibit B

Vehicle Towing and Parking Enforcement Policy

RIVER PALMS RIVERFRONT CONDOMINIUM ASSOCIATION, INC.

Vehicle Towing and Parking Enforcement Policy

Adoption Date: March 18, 2026

Effective Date: March 18, 2026

1. Authority

This Vehicle Towing and Parking Enforcement Policy is adopted pursuant to Section 17.15 of the Declaration of Condominium for River Palms Riverfront Condominium Association, Inc., Florida Statutes § 718.123 and § 718.303, and Florida Statute § 715.07. The Board finds it necessary to adopt a clear and enforceable policy governing vehicle towing to ensure consistent enforcement and protection of the Condominium Property.

2. Definitions- Unauthorized Vehicle

An “Unauthorized Vehicle” includes any vehicle that violates Section 17.15 of the Declaration; exceeds the two-vehicle limit without prior written Board approval; is a commercial vehicle, trailer, boat, RV, or inoperable vehicle parked in violation of the governing documents or adopted rules; blocks fire lanes, driveways, sidewalks, or access to common elements; is parked in another Owner’s assigned space without permission; is unregistered or has an expired tag; or is otherwise in violation of posted signage or adopted parking regulations.

3. Towing Liaison Appointment and Duties

The Board shall appoint a Towing Liaison which may be a Board member, officer, or community property manager who will serve as the designated point of contact with the towing company and ensure uniform application of this policy. The Towing Liaison shall:

- Review reports or complaints of unauthorized vehicles;
- Confirm the presence of a violation using objective criteria (e.g., commercial use, expired registration, unauthorized use of assigned space, blockage of access);
- Authorize towing only after verifying that proper documentation has been submitted, including:
 - Time-stamped photographs documenting the violation;
 - A completed towing log or incident report (vehicle description, violation type, location, prior warnings if applicable);
 - The Liaison does not need to personally photograph the violation but must confirm documentation meets the policy standards.
 - Coordinate with the towing company and maintain a Towing Logbook (digital or physical) of all vehicle removals;
 - Ensure the towing company complies with Fla. Stat. § 715.07, including entrance signage, police notification, and towing proximity.

RIVER PALMS RIVERFRONT CONDOMINIUM ASSOCIATION, INC.

Vehicle Towing and Parking Enforcement Policy

4. Documentation Requirements

Before authorizing a tow (except in emergency cases), the Towing Liaison shall:

- Review or collect time-stamped photos that clearly depict the violation; and
- Confirm that a complete towing report is logged, including evidence and violation details; and
- Verify that the towing company is compliant with legal signage and statutory obligations; and
- Store documentation securely in a folder or digital archive for reference in the event of a dispute.

This process ensures transparency, supports consistent enforcement, and protects the Association from claims of discriminatory or arbitrary action.

5. Emergency Towing Authority

The Towing Liaison or towing company may proceed without prior approval when a vehicle presents an immediate hazard or blocks fire lanes, driveways, or emergency access, consistent with Florida law.

6. Fines in Addition to Towing

In addition to towing, violations may be subject to fines in accordance with the Association's governing documents and Fla. Stat. § 718.303. Fines may be imposed up to \$100 per day, not exceeding \$1,000 in the aggregate. A 14-day notice and hearing before the fining committee will be provided prior to the imposition of any fine.

7. Board Oversight and Reporting

The Towing Liaison shall provide a towing summary at regular Board meetings, or include this information in the property manager's monthly report. The Towing Liaison shall be available to respond to resident inquiries, appeals, or complaints related to vehicle removal.

8. Signage

The Association shall maintain clearly visible towing signage at all vehicular entrances, compliant with the requirements of Florida Statute § 715.07.

9. Amendments

This Policy may be amended, modified, or rescinded by a majority vote of the Board of Directors at a duly noticed meeting.

Exhibit C

Move-In / Move-Out Policy

RIVER PALMS RIVERFRONT CONDOMINIUM ASSOCIATION, INC.

Move-In / Move-Out Policy

Adoption Date: March 18, 2026

Effective Date: March 18, 2026

I. Authority

This Move-In / Move-Out Policy is adopted pursuant to Section 22 of the Rules and Regulations adopted March 3, 2025, and the Board of Directors' authority under the governing documents to regulate the use of the Condominium Property and Common Elements.

II. Permitted Days and Hours

All move-ins, move-outs, furniture deliveries, large item deliveries, and non-emergency repairs or construction activities within the Condominium premises shall be permitted only Monday through Saturday between the hours of 8:00 a.m. and 6:00 p.m.

No such activities shall occur on Sundays or outside the permitted hours, except in the case of emergency repairs.

Onsite maintenance personnel are generally available Monday, Wednesday, and Friday from 7:00 a.m. to 3:00 p.m. Owners are strongly encouraged to schedule move-ins and move-outs during these days and times to ensure proper oversight and assistance.

III. Advance Notice and Elevator Protection

Owners must provide at least seventy-two (72) hours' advance notice to the Community Management Company prior to any scheduled move-in, move-out, delivery, or qualifying activity.

Notice may be provided by telephone call to the management office, email to the management company, or submission of a work order through the management company's online portal.

Advance notice is required to coordinate scheduling, install protective pads in the elevator serving the impacted building, and prevent operational issues caused by improper elevator use.

Propping elevator doors open for prolonged periods may cause the elevator system to shut down and require service. The Association reserves the right to charge back any service costs caused by improper use.

If an Owner is selling a Unit, the selling Owner is responsible for providing the purchaser with the appropriate contact information and ensuring compliance with this Policy.

IV. Owner Responsibility for Damage and Cleaning

Owners shall be responsible for any damage to the Common Elements resulting from move-in, move-out, delivery, repair, or construction activities.

Owners are also responsible for any cleaning required after such activities, including but not limited to affected exterior areas, garage areas, lobbies, elevators, hallways, breezeways, and other Common Elements.

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Move-In / Move-Out Policy

The Association may perform necessary cleaning or repairs and assess the cost to the Owner's account if not promptly addressed.

V. Emergency Exception

Emergency repairs necessary to protect life, safety, or property are exempt from the day and hour restrictions set forth above.

VI. Enforcement

Failure to comply with this Policy may result in enforcement action pursuant to the Association's governing documents, including fines, suspension of use rights, or assessment of costs.

VII. Amendment

This Policy may be amended, modified, or rescinded by a majority vote of the Board of Directors at a duly noticed meeting.

Exhibit D

Key Control and Access Policy

RIVER PALMS RIVERFRONT CONDOMINIUM ASSOCIATION, INC.

Key Control and Access Policy

Adoption Date: March 18, 2026

Effective Date: March 18, 2026

I. Purpose: This Key Control and Access Policy establishes the procedures governing how Association and Owner unit keys are stored, accessed, and used by the Board of Directors, Community Association Management, and authorized personnel in the performance of their respective duties.

This Policy is implemented to ensure proper security and accountability of keys, availability during emergency situations, controlled access to units and restricted areas, and compliance with the Association's governing documents.

II. Owner Unit Keys

1. Storage and Security: Owner unit keys shall be stored in a secure lockbox located within the Association office in the community clubhouse. Each Owner's unit key shall be assigned a random identification number. A master list linking each random number to the corresponding unit shall be maintained in a secure manner.

2. Requirement of Functional Key: The Association must maintain a functional key for each Owner's unit for purposes of emergency access and performing Association actions authorized by the Declaration or Bylaws.

3. Access Restrictions: Board members and Community Association Management personnel may access Owner keys only when necessary to perform Association maintenance, inspections, or respond to an emergency. No maintenance personnel, including those provided by the Community Association Manager, shall have independent access to Owner keys. Under no circumstances shall Board members or authorized Community Management personnel remove Owner keys from the Association office except temporarily as necessary to perform their duties. Keys shall not be taken home or retained longer than reasonably necessary.

4. Emergency Use Only: Owner keys maintained by the Association are for emergency purposes and Association-authorized actions only.

III. Owner Access for Non-Emergency Situations: If an Owner, approved tenant, realtor, service provider, or designated representative is unable to access a unit due to a lost or misplaced key, the Owner shall be responsible for securing entry through a licensed locksmith.

If a Board member is available and agrees, at the Owner's request, to retrieve the stored Owner key and provide access, a convenience fee of \$250.00 shall be charged to the Owner's account. If the unit is occupied by a tenant, entry shall be arranged by the Owner or Tenant through a locksmith

RIVER PALMS RIVERFRONT CONDOMINIUM ASSOCIATION, INC.

Key Control and Access Policy

unless the Board elects otherwise. The Association does not guarantee availability of any Board member for this purpose.

IV. Association Office Keys: Board members and Community Association Management personnel may maintain keys to the Association office located in the community clubhouse as necessary for official Association business.

V. Controlled and Restricted Areas: Access to controlled or restricted areas of the property—including but not limited to HVAC rooms, roof areas, electrical rooms, elevator equipment rooms, and fire control rooms—is strictly limited to authorized personnel.

Roof, elevator, and HVAC systems are accessed through coded lockboxes located at the top of the south stairwells in Buildings 1805 and 1825. Access codes shall be maintained confidentially and distributed only to authorized personnel.

VI. Limitation of Liability and Indemnification: The Association shall exercise reasonable care in the storage and handling of Owner keys. However, the Association, its Board of Directors, officers, Community Association Management, and agents shall not be liable for any loss, theft, damage, or unauthorized entry arising from the storage, use, or access of Owner keys, except in cases of gross negligence or willful misconduct.

By providing a unit key to the Association, each Owner acknowledges and accepts the risks associated with emergency access and key storage and agrees to indemnify and hold harmless the Association, its directors, officers, and agents from any claims, damages, or liabilities arising from the Association's authorized entry into the unit pursuant to the governing documents or this Policy.

VII. Amendment: This Policy may be amended, modified, or rescinded by the Board of Directors at a duly noticed meeting.

Exhibit E

Unit Leasing Policy

RIVER PALMS RIVERFRONT CONDOMINIUM ASSOCIATION, INC.

Unit Leasing Policy

Adoption Date: March 18th 2026

Effective Date: March 18th, 2026

Section 1: Purpose and Objective: The purpose of this Leasing Policy is to preserve the residential character of the Condominium, protect property values, and ensure all residents comply with the governing documents. This policy provides a clear framework for the review and approval of all lease applications.

Section 2: Applicability and Definitions

A. Amended Leasing Rules: The current rules established in the First Amendment to the Declaration. These rules include the two-year ownership waiting period, the 15% rental cap, the one-year minimum lease term, and mandatory background checks.

B. Original Leasing Rules: The rules as they existed in the original Declaration prior to the amendment. These rules include a three-month minimum lease term and do not include a waiting period, rental cap, or mandatory background check provision.

C. Subject Unit: An owner who is subject to the Amended Leasing Rules. This includes any owner who acquired title to their unit on or after February 25, 2025, and any owner who acquired title before that date but voted in favor of the amendment.

D. Grandfathered Unit: An owner who is not subject to the new restrictions in the Amended Leasing Rules. This is any owner that acquired title to their unit before February 25, 2025, and who did not vote for or consent in writing to the amendment. The restrictions that do not apply to Grandfathered Unit Owners are the two-year waiting period, the 15% rental cap, and the one-year minimum lease term.

E. The Unit Leasing Status Classification List: A list identifying Units classified as 'Subject' or 'Grandfathered' pursuant to this Section and attached hereto as Exhibit B which may be updated from time to time to reflect changes in ownership or status. The Unit Leasing Status Classification List is for administrative tracking purposes only and does not create independent substantive rights.

Section 3: Subject Unit Leasing Rules: Subject Unit Owners as defined by Section 2: C. above must comply with the following Amended Leasing Rules:

A. Prerequisites to Leasing:

- 1. Ownership Waiting Period:** The unit may not be leased until the owner has held legal title for a period of at least two (2) years from the date of acquisition.
- 2. Rental Cap:** No new lease application will be considered if, at the time the application is submitted, fifteen percent (15%) or more of the total units in the

RIVER PALMS RIVERFRONT CONDOMINIUM ASSOCIATION, INC.

Unit Leasing Policy

Condominium are already leased. The Board shall maintain a waiting list based on the date a complete application is received.

B. Application Process: At least thirty (30) days prior to the proposed lease start date, the Unit Owner must submit a complete application package to the property manager, which includes:

1. A fully completed and signed "Application for Residency" for each proposed adult occupant.
2. A copy of the proposed written lease agreement.
3. A non-refundable application fee of \$100.00 per applicant to cover the cost of the background check. A married couple or parent/dependent child are considered one applicant. No fee is charged for a renewal lease with the same tenant.

C. Lease Term: The minimum initial lease term is one (1) year.

Section 4: Grandfathered Unit Leasing Rules: All Grandfathered Units as defined by Section 2: C. above must comply with the following Original Leasing Rules:

A. Application Process: The Unit Owner must submit a copy of the proposed written lease and provide the name(s) of the prospective tenant(s) to the Association. The Board, at its discretion, may require an application fee of \$100.00 as permitted under the original Declaration. While a full background check is not mandatory, the Board reserves the right to make reasonable inquiries.

B. Lease Term: The minimum initial lease term is three (3) months.

C. Exemption from Certain Rules: Grandfathered Unit Owners are not subject to the two-year ownership waiting period or the 15% rental cap.

Section 5: All Leases must comply to the following: These provisions apply to all leases, whether from a Subject Unit Owner or a Grandfathered Unit Owner:

A. Screening and Criteria for Tenant Denial: The Association shall perform a background check on all prospective tenants submitted by Unit Owners. This screening will include, at a minimum, a review of national criminal history and credit history. While the Declaration grants the Board the right to disapprove a tenant without specifying a reason, to ensure compliance with the Fair Housing Act and to apply standards consistently, an application shall be denied if the screening reveals one or more of the following:

1. **Financial Grounds:**
 - A credit score or history that indicates a high risk of default on financial obligations, as determined by the Board's review of the full credit report.
 - A history of prior evictions filed with a court.

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Unit Leasing Policy

- Unverifiable income or demonstrated income insufficient to meet rental obligations.
2. **Criminal History Grounds:**
- Any felony conviction within the last seven (7) years.
 - Any felony conviction ever, if for a crime involving violence against persons, property damage, sexual offenses, or the manufacture or distribution of illegal controlled substances.
 - Any misdemeanor conviction within the last three (3) years involving theft, property damage, or violence.
3. **Application Integrity Grounds:**
- Any misrepresentation, omission, or falsification of information on the application for residency.
 - An incomplete application or a refusal by the applicant to provide necessary information or consent to the background check.
4. **Non-Discrimination:** All decisions will be made without regard to race, color, religion, sex, disability, familial status, or national origin.

B. Tenant Compliance: All leases must be in writing and shall be deemed to require the tenant's full compliance with the Declaration, Bylaws, and all Rules and Regulations of the Association.

C. Owner Liability: The Unit Owner is jointly and severally liable with the tenant to the Association for any damage to the Common Elements and for any violations of the governing documents committed by the tenant, their family, or guests .

D. Association's Right to Terminate: The Association has the right to terminate the lease upon default by the tenant in observing the provisions of the governing documents or suspend common element usage for violations.

E. Security Deposit: At the discretion of the Board, the Association may require that the tenant place a security deposit in escrow with the Association in an amount not to exceed one month's rent. This deposit may be used to repair damage to the Common Elements caused by the tenant.

F. Occupancy: The occupancy of any leased unit is restricted as set forth in Section 17.1 of the Declaration.

G. Approval Required: No lease shall be effective, and no tenant may occupy a unit, until the Association has granted its written approval. Approval may be revoked or lease terminated if tenant violates Association rules, lease was based on false or misleading information, and/or new criminal activity or other material disqualifying events occur.

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Unit Leasing Policy

H. Lease Review Checklist: To ensure consistent and uniform application of this Policy, the Association shall utilize the Lease Review Checklist attached hereto as Exhibit B (the "Lease Review Checklist") for every lease application submitted. No lease application shall be deemed complete unless all items identified in the Lease Review Checklist have been submitted and verified. The Association shall have no obligation to review, process, or approve any lease application that is incomplete. The Association reserves the right to request additional information reasonably necessary to determine compliance with the governing documents or applicable law, even if such information is not expressly listed in the Lease Review Checklist.

- 1. Determination of Applicable Rules:** The Lease Review Checklist shall be used to determine whether the Unit Owner is classified as a Subject Unit Owner or a Grandfathered Unit Owner pursuant to Section 2 of this Policy and to confirm compliance with the applicable leasing requirements.
- 2. Administrative Nature:** The Lease Review Checklist is an administrative compliance tool designed to assist the Association in verifying adherence to the Declaration, the Amended Leasing Rules, the Original Leasing Rules, and this Policy. The Checklist does not create independent substantive rights, does not waive any requirements of the governing documents, and does not modify the terms of the Declaration.
- 3. No Representation or Warranty:** Approval of a lease following review under the Lease Review Checklist shall not constitute a representation or warranty by the Association as to the legal sufficiency of the lease or the suitability of the tenant. The Unit Owner remains solely responsible for compliance with the governing documents and applicable law.

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Unit Leasing Policy
Exhibit A

Lease Review Checklist (For Board/Management Use Only)

This form is to be completed by the Board or its designated agent for every lease application.

Unit Number: _____ **Unit Owner:** _____ **Date Received:** _____

PART 1: DETERMINE APPLICABLE RULES

1. **Date Owner Acquired Title:** _____
 - o *If ON or AFTER February 25, 2025 -> Owner is a **Subject Owner**. Proceed to Part 2.*
 - o *If date is BEFORE February 25, 2025 -> Proceed to next question.*
2. **Did Owner vote for or consent to the 2025 Leasing Amendment?** Yes No
 - o *If YES -> The Owner is a **Subject Owner**. Proceed to Part 2.*
 - o *If NO -> The Owner is a **Grandfathered Owner**. Proceed to Part 3.*

PART 2: CHECKLIST FOR SUBJECT OWNERS (Amended Rules)

Criteria	Yes/Pass	No/Fail	Notes
Owner has held title for ≥ 2 years?	<input type="checkbox"/>	<input type="checkbox"/>	Date Acquired: _____
Is Association under the 15% rental cap?	<input type="checkbox"/>	<input type="checkbox"/>	Current % Leased: _____
Application Package			
App submitted ≥ 30 days prior to lease start?	<input type="checkbox"/>	<input type="checkbox"/>	
Completed Application for each adult*?	<input type="checkbox"/>	<input type="checkbox"/>	
Non-refundable Application Fee (\$100) paid?	<input type="checkbox"/>	<input type="checkbox"/>	
Copy of proposed Lease Agreement submitted?	<input type="checkbox"/>	<input type="checkbox"/>	
Proposed lease term is ≥ 1 year?	<input type="checkbox"/>	<input type="checkbox"/>	

PART 3: CHECKLIST FOR GRANDFATHERED OWNERS (Original Rules)

Criteria	Yes/Pass	No/Fail	Notes
Copy of proposed Lease Agreement submitted?	<input type="checkbox"/>	<input type="checkbox"/>	
Non-refundable Application Fee (\$100) paid?	<input type="checkbox"/>	<input type="checkbox"/>	
Proposed lease term is ≥ 3 months?	<input type="checkbox"/>	<input type="checkbox"/>	
Tenant names provided?	<input type="checkbox"/>	<input type="checkbox"/>	

PART 4: CHECKLIST FOR ALL OWNERS

Criteria	Yes/Pass	No/Fail	Notes
Credit History Review acceptable?	<input type="checkbox"/>	<input type="checkbox"/>	
National Criminal Background Check acceptable?	<input type="checkbox"/>	<input type="checkbox"/>	

RIVER PALMS RIVERFRONT CONDOMINIUM ASSOCIATION, INC.

Unit Leasing Policy

Criteria	Yes/Pass	No/Fail	Notes
Application information is complete & verified?	<input type="checkbox"/>	<input type="checkbox"/>	

PART 5: BOARD DECISION

Based on a review of the complete application package and consistent application of the policy criteria:

[] **APPROVE** - The application meets the Association's screening criteria.

[] **DENY** - The application does not meet the screening criteria. Reason for denial must be documented and retained in Association records.

Reason for Denial: _____

Board/Agent Reviewer: _____ **Date:** _____

RIVER PALMS RIVERFRONT CONDOMINIUM ASSOCIATION, INC.

Unit Leasing Policy

Exhibit B

The Unit Leasing Status Classification List

Lease Amendment Grandfathered in Quick Reference

Blank spaces mean no answers/ballots

Building-Unit	Lease Term	Rental Cap	Waiting Period
1805-201	YES	YES	YES
1805-202	YES	YES	YES
1805-203	YES	YES	YES
1805-204			
1805-205	NO	NO	NO
1805-206	YES	YES	NO
1805-207	YES	YES	YES
1805-208	NO	YES	NO
1805-209	YES	YES	YES
1805-210	YES	YES	YES
1805-301			
1805-302	NO	NO	NO
1805-303			
1805-304	NO	NO	NO
1805-305	NO	NO	NO
1805-306			
1805-307	YES	YES	YES
1805-308	NO	NO	NO
1805-309	NO	YES	NO
1805-310	YES	YES	YES
1805-401	YES	YES	YES
1805-402	PREV OWNER VOTED		
1805-403	YES	YES	YES
1805-404	YES	YES	YES
1805-405			
1805-406	YES	YES	YES
1805-407	YES	YES	YES
1805-408			
1805-409			
1805-410	YES	YES	YES
1805-501	NO	NO	NO
1805-502	NO	NO	NO

Key
Lease Term - changed from 3 months to 1 year minimum
Rental Cap - limits rentals to 15% of total units
Waiting Period - requires units to be owned 2 years minimum before leasing
Owners that answered " No " are grandfathered in
Owners that answered " Yes " are required to follow the amendments as well as any owners who purchased after March 2025

1805-503	NO	NO	NO
1805-504			
1805-505	YES	YES	YES
1805-506	YES	YES	YES
1805-507			
1805-508	YES	YES	YES
1805-509			
1805-510	NO	NO	NO
1805-601			
1805-602	YES	YES	YES
1805-603			
1805-604			
1805-605			
1805-606			
1805-607	NO	NO	NO
1805-608	NO	NO	NO
1805-609			
1805-610	YES	YES	YES
1825-201	NO	YES	NO
1825-202			
1825-203			
1825-204	NO	NO	NO
1825-205	NO	NO	NO
1825-206	NO	NO	NO
1825-207			
1825-208	YES	YES	YES
1825-209	YES	YES	YES
1825-210			
1825-301	YES	YES	YES
1825-302	YES	YES	YES
1825-303	YES	YES	YES
1825-304	NO	NO	NO
1825-305	NO	NO	NO
1825-306	YES	YES	YES
1825-307	NO	NO	NO

1825-308			
1825-309	NO	YES	NO
1825-310	YES	YES	YES
1825-401	YES	YES	YES
1825-402	YES	NO	NO
1825-403	NO	NO	NO
1825-404			
1825-405	NO	NO	NO
1825-406			
1825-407	YES	YES	YES
1825-408	YES	NO	NO
1825-409			
1825-410	YES	YES	YES
1825-501			
1825-502	NO	NO	NO
1825-503	YES	YES	YES
1825-504	NO	NO	NO
1825-505	YES	YES	YES
1825-506	YES	YES	NO
1825-507			
1825-508	YES	YES	YES
1825-509	YES	YES	YES
1825-510	YES	YES	YES
1825-601	NO	NO	NO
1825-602	YES	NO	NO
1825-603	YES	YES	YES
1825-604	YES	YES	YES
1825-605	no answer	YES	YES
1825-606	NO	NO	NO
1825-607			
1825-608	YES	YES	YES
1825-609	NO	YES	YES
1825-610	NO	NO	YES

Exhibit F

Video Surveillance System Policy

RIVER PALMS RIVERFRONT CONDOMINIUM ASSOCIATION, INC.

Resolution to Adopt Video Surveillance System Policy

Adoption Date: March 18, 2026

Effective Date: March 18, 2026

1. **Authority and Purpose:** This policy is established pursuant to Section 17.23 of the Declaration of Condominium. The purpose of the video surveillance system ("the System") is to serve as a deterrent to misconduct and as a management tool to assist in enforcing the Association's governing documents. The System is not a security system, and its presence does not create a guarantee of safety or security.
2. **No Expectation of Privacy or Guarantee of Safety:** The System monitors common areas where there is no reasonable expectation of privacy. The Association, its Board, management, and agents make no guarantees, express or implied, regarding the prevention of crime, personal injury, or property damage. All persons are advised to take personal precautions for their safety and the security of their property.
3. **Access to and Use of Recorded Footage:**
 - 3.1. **Official Records Status:** In accordance with Florida Law and this policy, surveillance footage is not an official record of the Association accessible to unit owners.
 - 3.2. **Authorized Personnel:** Access to live or recorded footage is strictly limited to current members of the Board of Directors and the Association's designated property manager ("Authorized Personnel").
 - 3.3. **Permissible Uses:** Authorized Personnel may only review footage for legitimate Association purposes, such as:
 - 3.3.1. Investigating a reported incident of property damage or a violation of the governing documents.
 - 3.3.2. Providing footage to law enforcement agencies upon receipt of a valid subpoena, warrant, or other formal request.
 - 3.3.3. Using specific footage as evidence in a hearing before the Fining Committee or in other legal proceedings initiated by the Association
4. **Review Protocol:** A Unit Owner who believes an incident was captured by the System must file a formal written incident report with the property manager. The Board, in its sole discretion, will determine if a review of the footage by Authorized Personnel is warranted. Owners are not permitted to view footage directly.
5. **Video Retention and System Maintenance:**
 - 5.1. **Retention Period:** Unless saved for permissible use as described in Section 3(c), recorded footage shall be retained for a rolling period of approximately thirty (30) days, after which it will be automatically overwritten.
 - 5.2. **No Guarantee of Availability:** The Association does not guarantee the quality, accuracy, or availability of any recorded footage and is not liable for any failure to capture or retain footage for any reason, including system malfunction or data loss.

RIVER PALMS RIVERFRONT CONDOMINIUM ASSOCIATION, INC.

Resolution to Adopt Video Surveillance System Policy

- 6. Unit Owner Cameras:** As stated in Section 17.23 of the Declaration of Condominium, any unit owner wishing to install a personal video camera (e.g., doorbell camera) must first submit a written request and receive written approval from the Association. The owner assumes all liability and responsibility for the installation, operation, and maintenance of their personal equipment.
- 7. Amendments:** This policy may be amended by a majority vote of the Board at a duly noticed meeting.

RIVER PALMS RIVERFRONT CONDOMINIUM ASSOCIATION, INC.

RESOLUTION ADOPTING AMENDMENTS TO THE RULES AND REGULATIONS

WHEREAS, Section 17.15 and other applicable provisions of the Declaration of Condominium for River Palms Riverfront Condominium Association, Inc. grant the Board of Directors authority to adopt and amend reasonable Rules and Regulations governing the use of the Condominium Property and Common Elements; and

WHEREAS, Florida Statutes §§ 718.123 and 718.303 authorize a condominium association to adopt and enforce reasonable rules concerning the use of the condominium property; and

WHEREAS, the Board of Directors has determined that amendments to the Rules and Regulations are necessary to promote safety, reduce fire and pest risks, protect Association infrastructure, prevent misuse of Common Elements, and preserve Association resources;

NOW, THEREFORE, BE IT RESOLVED that the Rules and Regulations of River Palms Riverfront Condominium Association, Inc. are hereby amended as follows:

- 1. RULE 18 AMENDED TO STATE: Storage in Parking Spaces:** All enclosed parking spaces shall be kept in a neat and orderly fashion at all times. To ensure safety and mitigate the risk of fire and pests, all storage within garage areas must comply with the following:
 - a. Prohibited Items and Areas:** No flammable, combustible, or explosive fluids, chemicals, wood, cardboard or other hazardous substances may be stored in the garage area at any time. No items are permitted to lean against video cameras, plumbing, sprinkler heads, electrical conduit, air quality sensors, fire safety equipment, garage ventilation equipment or any other association property. No items shall extend beyond the boundary of the assigned parking space or private garage.
 - b. Container Requirements:** All items stored on open shelves must be kept in closed, sealed containers. Containers must be made of plastic, metal, or other non-combustible material. The use of cardboard boxes or wood materials for storage is expressly prohibited.
 - c. Storage in Enclosed Common Area Parking Spaces:** Permitted storage locations are limited to the area located between the cement parking block and the interior wall of the parking garage. Mobility items including carts, wagons, bicycles and beach gear (surf boards, kayaks etc.) must be stored neatly. Fishing poles must be stored only within cabinets or neatly organized in a rack and may not sit on garage floor.
 - d. Storage in Enclosed Private Garages:** All items stored should be organized and neatly stored in the approved closed containers.

- 2. ADDITION OF RULE 29 - Use of Common Areas: Shoreline, Stormwater Systems, and Roofs:** The health, safety, and welfare of the community and the preservation of Association property are of paramount importance.
 - a. Shoreline and Rocks:** Climbing on, traversing, or fishing from the rock revetments or any other shoreline stabilization structures is strictly prohibited.

RIVER PALMS RIVERFRONT CONDOMINIUM ASSOCIATION, INC.

RESOLUTION ADOPTING AMENDMENTS TO THE RULES AND REGULATIONS

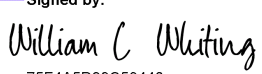
- b. Stormwater Management Systems:** The stormwater management system, including all retention ponds and swales, is a Common Element for the sole purpose of water management. Trespassing, wading, swimming, modifying, or fishing from or within any part of this system is strictly prohibited.
 - c. Roof Access:** Access or entry onto any roof of a condominium building is strictly prohibited for all owners, residents, and guests.
 - d. Exception for Authorized Work:** This prohibition does not apply to licensed and insured contractors who have received prior written authorization from the Board of Directors or its designated agent such as the Property Manager to perform necessary installation, maintenance, or repair of equipment, such as HVAC units, or to perform other necessary work on the Common Elements.
- 3. ADDITION OF RULE 30 - Use of Electrical Outlets in Garages and Common Areas:** Electrical outlets located in any common area, including but not limited to the garages, are the property of the Association and are a Common Expense. Their use is intended solely for Association-related maintenance and operational activities.
- a. Personal use of these outlets by residents, tenants, or guests is strictly prohibited. This prohibition includes, but is not limited to, charging electric vehicles (EVs), personal car batteries, or personal tools, and powering any other personal device.
 - b. Violations may subject the responsible Unit Owner to fines and liability for the cost of electricity consumed, enforceable as a Charge under the Declaration.

Effective Date: These amendments shall become effective April 18th, 2026.


ADOPTED this 18th day of March 2026, by the Board of Directors of River Palms Riverfront Condominium Association, Inc., at a duly noticed meeting.

BOARD OF DIRECTORS

River Palms Riverfront Condominium Association, Inc.

Signed by:

 By: _____
75F4A5D39C58440...

President

Signed by:

 By: _____
B69DF5A506E4AC...

Secretary

RIVER PALMS RIVERFRONT CONDOMINIUM ASSOCIATION, INC.

**RESOLUTION OF THE BOARD OF DIRECTORS
ADOPTION OF FREQUENTLY ASKED QUESTIONS AND ANSWERS**

Date of Adoption: March 18, 2026

Effective Date: March 18, 2026

WHEREAS, River Palms Riverfront Condominium Association, Inc. (the “Association”) is a Florida not-for-profit corporation operating pursuant to Chapter 718, Florida Statutes, and the Declaration of Condominium, Articles of Incorporation, Bylaws, and duly adopted Rules and Regulations (collectively, the “Governing Documents”); and

WHEREAS, Section 718.504, Florida Statutes, requires the Association to provide certain disclosures to prospective purchasers; and

WHEREAS, the Board of Directors (the “Board”) finds it to be in the best interests of the Association to adopt an updated Frequently Asked Questions and Answers document to provide statutorily required disclosures and general informational guidance to Unit Owners and prospective purchasers; and

WHEREAS, the Board has reviewed the document titled “Frequently Asked Questions and Answers – Last Revised: March 2026,” attached hereto as Exhibit “A,” and finds that it accurately summarizes the required statutory disclosures and governing document references, while clearly stating that the FAQ is summary in nature and not a substitute for the Governing Documents;

NOW, THEREFORE, BE IT RESOLVED as follows:

1. Adoption

The Board hereby adopts the Frequently Asked Questions and Answers document attached hereto as Exhibit “A” (the “FAQ”), effective as of the Adoption Date set forth above.

2. Nature of Document

The FAQ is intended solely as a summary and disclosure document. It does not amend, modify, supersede, or replace any provision of the Governing Documents. In the event of any conflict between the FAQ and the Governing Documents, the Governing Documents shall control.

3. Authority to Update

The Board reserves the right to amend, revise, or update the FAQ from time to time as necessary to reflect changes in assessments, policies, litigation status, statutory

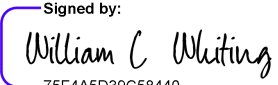
requirements, or other material information, upon approval at a duly noticed Board meeting.

4. Distribution and Official Records


A copy of the adopted FAQ shall be maintained in the Association’s official records and made available in accordance with Chapter 718, Florida Statutes. The FAQ may be distributed electronically, posted on the Association’s website or web portal, and provided to prospective purchasers as required by law.

ADOPTED at a duly noticed meeting of the Board of Directors held on March 18rd, 2026.

RIVER PALMS RIVERFRONT CONDOMINIUM ASSOCIATION, INC.

Signed by:

By: 75F4A5D39C58440...
william c whiting
Name: _____

Title: President

Signed by:

Attest: B60DFF5A595E4AC...
Chris George
Name: _____

Title: Secretary

Exhibit A

FREQUENTLY ASKED QUESTIONS AND ANSWERS

RIVER PALMS RIVERFRONT CONDOMINIUM ASSOCIATION, INC.
Frequently Asked Questions and Answers

Last Revised: March 2026

The Governing Documents of River Palms Riverfront Condominium Association, Inc., as amended and supplemented from time to time, include, but are not limited to, the following, as recorded in the Official Records of Brevard County, Florida:

1. Declaration of River Palms Riverfront, A Condominium (Official Records Book 9632, Page 1875), as amended, including the First Amendment (Official Records Book 10272, Page 104).
2. Articles of Incorporation (Official Records Book 9632, Page 1875).
3. Bylaws (Official Records Book 9632, Page 1875), as amended.
4. First Amendments to the Declaration and Bylaws (Official Records Book 10272, Page 104).
5. The duly adopted Rules and Regulations of the Association.

IMPORTANT NOTICE

The statements contained herein are only summary in nature. Prospective purchasers and Unit Owners should refer to the Declaration, Articles of Incorporation, Bylaws, Rules and Regulations, and Chapter 718, Florida Statutes, for complete and binding information. This Frequently Asked Questions and Answers document is provided as a courtesy and in accordance with Florida law.

Q: What are my voting rights in the condominium association?

A: Each Unit Owner is entitled to one vote per Unit. For more specific information on voting rights, see the Governing Documents.

Q: What restrictions exist in the condominium documents on my right to use my unit?

A: Use restrictions are set forth in the Declaration and Rules and Regulations. Common elements are for ingress and egress only. Personal property may not be stored in common areas. Balconies may contain suitable furniture and plants but may not be used for storage or for hanging items over railings. Owners must avoid creating unreasonable noise or disturbances and must comply with all Association rules. For more specific information on use rights, see the Governing Documents, including Section 17 of the Declaration.

Q: What restrictions exist in the condominium document on the leasing of my unit?

A: Leasing and transfers are subject to the provisions of the Declaration and the Association's Rules and Regulations. Owners should consult management prior to entering into a lease to ensure compliance with all approval and documentation requirements. A summary is below and more details can be found in the Governing Documents, including Section 17.7 of the Declaration.

A: Yes. The Association is currently the Plaintiff in a construction defect and building code violation lawsuit.

- **Case Name:** River Palms Riverfront Condominium Association, Inc. v. River Palms Riverfront Development, LLC; Tricon Development of Brevard, Inc.; and Runkel Engineering, LLC.
- **Case No.:** 05-2024-CA-058019-XXCA-VC
- **Court:** Circuit Court of the Eighteenth Judicial District in and for Brevard County, Florida.
- **Nature of Case:** Action for damages arising from alleged construction defects and related building code violations against the original developer, general contractor, and engineer.
- **Status:** The litigation is currently ongoing.

Q. How are special assessments handled by the Association?

A: The Board may levy special assessments for non-recurring expenses or capital improvements. If such assessments exceed five percent (5%) of the annual operating budget, membership approval may be required pursuant to the Governing Documents and Florida law.

Q. What common elements are at the Association?

A: Common elements include the recreational facilities, pool, hallways, and all portions of the property outside the defined Unit boundaries. Maintenance, repair, and replacement of common elements are funded through assessments.

Q. Where is the Association's web portal?

A: <https://www.watsonassociationmanagement.com/communities/river-palms-riverfront-condominium-association-inc/>

IMPORTANT NOTICE

The statements contained herein are only summary in nature. Prospective purchasers and Unit Owners should refer to the Declaration, Articles of Incorporation, Bylaws, Rules and Regulations, and Chapter 718, Florida Statutes, for complete and binding information.

- **Occupancy & Term:** The initial lease term must at least one (1) year. No portion of a unit (rooms) may be rented.
- **Rental Cap:** New owners are subject to a rental cap. No more than 15% of the total units in the condominium may be leased at any one time. A waiting list is maintained by the Board.
- **Ownership Period:** New owners must hold title for at least 2 years before being eligible to lease their unit.
- **Approval Process:** All leases require prior written Board approval. Applications and background checks must be submitted at least 30 days prior to the lease start date.
- **Fees & Deposits:** A non-refundable application fee of up to \$100 per applicant (excluding couples/dependents) may be charged. A common element security deposit of up to one month's rent may be required.
- **Rules & Liability:** Tenants must comply with all Association documents; failure to comply gives the Association the right to terminate the lease. Owners remain jointly liable for any damages caused by their tenants.
- **Use Rights:** When a unit is leased, the tenant gains the right to use common elements/amenities, and the owner relinquishes those rights for the duration of the lease.

Q: How much are my assessments to the Association for my unit type and when are they due?

A: Currently general assessments are \$746.00 per month, which are due on the first day of each month. Please note that general assessments are subject to change pursuant to approval of the applicable budget year.

Q: How are Delinquent Assessments handled by the Association?

A: If assessments are not paid timely, interest may accrue at the highest lawful rate and late fees and costs of collection may be imposed. The Association has a statutory lien for unpaid assessments and may foreclose that lien if necessary.

Q: Am I required to pay rent or land use fees for recreational or other commonly used facilities? If so, how much am I obligated to pay annually?

A: No

Q: Is the condominium association or other mandatory membership association involved in any court cases in which it may face liability in excess of \$100,000? If so, identify each such case.

**RIVER PALMS RIVERFRONT CONDOMINIUM ASSOCIATION, INC.
BOARD RESOLUTION**

Resolution Authorizing Electronic Notices

WHEREAS, River Palms Riverfront Condominium Association, Inc. ("Association") is a Florida not-for-profit corporation responsible for the operation of River Palms Riverfront, A Condominium, pursuant to the Declaration of Condominium ("Declaration"); and

WHEREAS, the affairs of the Association are governed by a Board of Directors ("Board") pursuant to the Declaration and its By-Laws; and

WHEREAS, Chapter 668, Florida Statutes, and Section 718.112, Florida Statutes, permit condominium associations to provide official notices by electronic transmission to unit owners who have provided prior written consent to receive them in that manner; and

WHEREAS, the Board believes it is in the best interest of the Association and its members to authorize a more efficient and cost-effective method for delivering official notices;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS THAT:

1. **Authorization of Electronic Notice:** The Association is hereby authorized to provide any and all official notices required by the governing documents or Florida law via electronic transmission (e-mail) to any Unit Owner who has affirmatively consented in writing to receive notices in this manner.
2. **Adoption of Policy:** The Board hereby adopts the "Policy on Electronic Notice" attached hereto, which shall govern the procedures for obtaining owner consent, managing electronic communications, and handling revocations of consent.
3. **Official Records:** All written consents and revocations of consent for electronic notice shall be maintained as part of the official records of the Association.
4. **Effective Date:** This Resolution shall be effective immediately upon its adoption at a duly noticed meeting of the Board of Directors.

ADOPTED this 18th day of March 2026, by the affirmative vote of a majority of the members of the Board of Directors.

RIVER PALMS RIVERFRONT CONDOMINIUM ASSOCIATION, INC.

By: _____	 <small>75F4A5D39C58440...</small>	Name: _____	william c whiting
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Attest: _____	 <small>B60DFF5A696E4AC...</small>	Name: _____	Chris George
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Secretary

Policy on Electronic Notice

Adoption Date: March 18, 2026

Effective Date: March 18, 2026

1. **Purpose and Authorization:** This policy is established to govern the procedure for sending official Association notices by electronic transmission, as authorized by a Resolution of the Board of Directors and permitted under Florida law.
2. **Unit Owner Consent:** A Unit Owner may elect to receive official notices by electronic transmission by completing and submitting the Association's official "Consent for Electronic Notice" form. By submitting the form, the owner agrees that the email address provided is the official address for notice. It is the sole responsibility of the Unit Owner to provide a valid email address and to notify the Association in writing of any changes to that address.
3. **Revocation of Consent:** A Unit Owner may revoke their consent to receive electronic notices at any time by delivering a signed and dated written revocation to the Association's official mailing address or management office. The revocation will become effective upon the Association's receipt of the written notice.
4. **Proof of Notice:** For any notice sent electronically, the Association shall retain a copy of the notice and an affidavit or certificate of electronic transmission, which shall be maintained as part of the Association's official records.
5. **Limitation of Liability:** The Association shall not be held liable for a Unit Owner's failure to receive an electronic notice if the failure is due to an incorrect email address provided by the owner, a full inbox, spam filters, or any other issue with the owner's email account or service provider, provided the Association can produce proof that the notice was electronically transmitted to the email address on file.

Consent for Electronic Notice

I, the undersigned, as the Owner of the unit identified below, hereby consent to receive all official notices from the River Palms Riverfront Condominium Association, Inc. by electronic transmission (e-mail) to the address provided below. This consent serves as the official authorization required by Florida law.

I understand and agree to the following:

- This authorization is valid until I revoke it in writing
- It is my sole responsibility to keep the Association informed of my current and correct e-mail address
- The Association's obligation to provide notice is fulfilled when the notice is sent to the e-mail address below, regardless of whether I receive or open it

Unit Owner Name (Print): _____

Unit Number and Building (North/South) _____

Official E-mail Address for Notice: _____

Unit Owner Signature: _____

Date: _____