

**RULES AND REGULATIONS OF
SANDPIPER GOLF & COUNTRY CLUB PROPERTY OWNERS' ASSOCIATION, INC.**

(Adopted January 4, 2016)


RE: Residency Application and Background Check Authorization

Sandpiper Golf & Country Club Property Owners' Association, Inc. (the "Association") has certain rights, powers, and duties, including the right to interpret, administer and enforce Article VI, Section 16 of the recorded Amended, Restated and Consolidated Declaration, as may be amended (the "Declaration"). Accordingly, pursuant to applicable law and the governing documents of the Association and in order to further memorialize and supplement certain provisions of the Declaration, including Article VI, Section 16, and to enhance, promote and protect the value and desirability of Sandpiper Golf & Country Club, which is intended and operated to provide housing for persons 55 years of age or older, the following Rules and Regulations are hereby adopted:

1. The Board of Directors hereby adopts and approves the Residency Application and Background Check Authorization attached hereto as Exhibit "A" and incorporated herein by reference (the "Residency Application") and further hereby approves and directs the distribution and use of the Residency Application for the purposes for which it is intended. The Residency Application is to be completed by all persons intending to occupy a housing unit in Sandpiper Golf & Country Club.
2. The Board of Directors shall appoint the members of the Residency Application Review Committee (the "Committee"). The Committee shall consist of the number of members and shall have such functions and may exercise such powers as delegated to the Committee by the Board of Directors. The Board of Directors may establish certain guidelines, policies and procedures, as applicable, with respect to the Committee and the Committee's exercise of power and the conduct of business.
3. All owners, tenants, guests and invitees must abide by and are subject to and must remain in continuing compliance with the Association's governing documents, including the Declaration and these Rules and Regulations. A copy of these Rules and Regulations shall be part of the Association's official records. Further, a copy of these Rules and Regulations will be furnished to all owners and/or a notice provided to all owners that a copy of these Rules and Regulations are available at no charge to the owner(s) upon written request. These Rules and Regulations may not be altered or amended without approval of a majority of the Board of Directors of the Association at a duly noticed meeting of the Board of Directors at which a quorum is present.

IN WITNESS WHEREOF, the undersigned, certify that these Rules and Regulations of Sandpiper Golf & Country Club Property Owners' Association, Inc., a Florida not for profit corporation, were duly adopted and approved by the Board of Directors at a duly noticed meeting of the Board of Directors held on the 4th day of January, 2016, at which a quorum was present, and the undersigned caused this instrument to be executed this 5th day of January, 2016.

SANDPIPER GOLF & COUNTRY CLUB
PROPERTY OWNERS' ASSOCIATION, INC.,
a Florida not for profit corporation

By: 
Mike Lintzenich, President

By: 
Jack Crissman, Secretary

Exhibit "A"

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RESIDENCY APPLICATION AND BACKGROUND CHECK AUTHORIZATION
Sandpiper Golf & Country Club Property Owners' Association, Inc.

FOR OFFICE USE ONLY:

Date Received: _____ Date Reviewed: _____ Action: Approved Denied
Association Signature: _____

APPLICANTS

Sandpiper Golf & Country Club Property Address: _____

Current Property Owner (Landlord if Rental Property): _____

Rental Property: Yes No / Rental Length (Months): _____

Closing Date: ____/____/____ or Rent Commencement Date: ____/____/____

Name: _____ Birthdate: _____
 First Middle Last

Home Phone #: _____ Work Phone #: _____ Cell Phone #: _____

Driver's License #: _____ State: _____ SS#: _____

Current Address: _____

Length of Residence at Current Address: _____

Landlord Name: _____ Landlord Phone #: _____

Applicant Signature: _____ Date: _____

Name: _____ Birthdate: _____
 First Middle Last

Home Phone #: _____ Work Phone #: _____ Cell Phone #: _____

Driver's License #: _____ State: _____ SS#: _____

Current Address: _____

Length of Residence at Current Address: _____

Landlord Name: _____ Landlord Phone #: _____

Applicant Signature: _____ Date: _____

E-Mail Address: _____

Exhibit "A"

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NOTE: If more than two applicants, please use additional page(s)

Arrest Record, Felony Convictions and/or Probation Records: (State "None" if never arrested)

Name, date and location when arrested, convicted, probation: _____

Explanation: _____

Probation Records / Status: _____

According to the pertinent parts of Article VI, Section 16 of the Amended, Restated And Consolidated Declaration of Covenants, Conditions and Restrictions of Sandpiper Golf & Country Club recorded in Official Records Book 8026, Page 2001, Public Records of Polk County, Florida, as may be amended (the "Declaration"): "All persons intending to occupy a housing unit in the community, shall, prior to such occupancy, make application for residency and shall provide such evidence of age of each intended occupant as may be required for the determination of the ages of such intended occupants, for example, a photocopy of a birth certificate, a bona fide driver's license or such other acceptable document. The Association shall have the right to interpret, administer and enforce the provisions of this Article VI, Section 16."

Therefore, the Board of Directors of the Sandpiper Golf & Country Club Property Owners' Association, Inc. (the "Association") has developed this Residency Application & Background Check Authorization ("Residency Application"). Persons who refuse to complete all sections of this Residency Application are in direct violation of Article VI, Section 16 of the Declaration and, therefore, forfeit their right to reside in Sandpiper Golf & Country Club.

Moreover, Applicants understand, agree and authorize the Association and/or the Residency Application Review Committee, and their agents, to investigate and verify all information contained in this Residency Application, including criminal background reports, landlord and tenant court records, and contacting current and previous landlords. A non-refundable processing fee of Twenty-Five and No/100 Dollars (\$25.00) is required for the background check for each Applicant over the age of 21 years. Checks shall be made payable to the order of: Sandpiper POA.

Applicants further understand and agree that final approval/denial of this Residency Application is by the Association acting on behalf of all property owners and that Applicants will hold harmless all parties (including, without limitation, the Association and its Board of Directors and all members of the Residency Application Review Committee) from any claim or action related to this Residency Application or the resulting investigation. Applicants also understand and agree that no assumption shall be made that the Residency Application has been approved or denied until receiving written confirmation of such action.

The Association does not deny residency based on race, religion, income, disability, gender, sexual orientation, ethnicity or culture. The criteria for denial of a Residency Application shall include, but not be limited to the following: (1) Failure to satisfy the age requirements for occupancy; (2) Felony conviction within the last five years prior to the date of this Residency Application; (3) Sexual predator and/or sexual offender conviction; (4) Currently on probation (i.e., as of the date of this Residency Application); and (5) Any falsification or misrepresentation of any information on this Residency Application.