

MISSION HILLS CONDOS

BOARD OF DIRECTORS VETTING GUIDELINES

Article XIX require any owner who desires to sell, transfer or Lease their unit to submit a a application along with a copy of the proposed sales agreement, proposed lease, and a fee as determined by the Board of Directors for prior approval, or disapproval. Similarly any visitor who resides of the property as a guest or invitee of the owner is required to register with the Association. Below are the approved guidelines regarding this vetting process by the Board of Directors.

1. The application shall be submitted on the form provided by the Association and at a minimum must include a photocopy of the driver's license or other state issued ID and Social Security Number of every proposed resident of the unit if the sale, transfer or lease should be approved. Similarly the guest or invitee shall submit the registration on the form provided by the Association and at a minimum must include a photocopy of driver's license or other state issued ID of the guest(s) or invitee(s). A fee of \$----- for each individual being vetted shall be submitted with the application or registration form.

2. The application or registraton shall not be considered complete and the Association shall have no obligation to consider the proposed sales contract or lease if all of the information and fee have not been delivered to the Association.

3. The Board may disapprove if a proposed resident has a felony If the conviction as follows:

A.A third degree Felony if the date of conviction he date of conviction is within the last 5 years. A third degree felony includes, but is not limited to:

Burglary without assault or battery when the offender is not armed with a dangerous weapon, as outlined in [Florida Statutes § 810.02](#)

Felony battery, where an individual intentionally causes great bodily harm, permanent disfigurement, or disability to another person ([Florida Statutes § 784.041](#))

Aggravated assault which involves an assault with a deadly weapon without intent to kill ([Florida Statutes § 784.021](#))

B. A second degree Felony conviction if the date of conviction is within the last 15 years. A second degree felony includes but is not limited to:

Burglary of a dwelling, where the offender does not commit an assault or battery and is not armed with a dangerous weapon, regardless of whether the dwelling is occupied at the time ([Florida Statutes § 810.02](#))

Dealing in stolen property, where an individual traffics in property known to be stolen ([Florida Statutes § 812.019](#))

Leaving the scene of an accident resulting in serious bodily injury, where the offender fails to stop and fulfill legal obligations such as providing aid ([Florida Statutes § 316.027](#))

C. A first degree Felony if the date of conviction is within the last 30 years, A first degree Felony includes but is not limited to

Robbery, where the use of force, violence, or fear is employed to take property from another person ([Florida Statutes § 812.13](#))

Arson, which involves the willful and unlawful use of fire or explosion to damage property ([Florida Statutes § 806.01](#))

Kidnapping, defined as confining, abducting, or imprisoning another person against their will and without lawful authority ([Florida Statutes § 787.01](#))

D. Any conviction of the following regardless of the date of conviction:

First-degree murder, where the intentional killing of another person is committed under specific, aggravated circumstances ([Florida Statutes § 782.04](#))

Sexual battery committed by a person 18 years of age or older on a person under 12 years of age ([Florida Statutes § 794.011](#))

E, Any conviction out of state shall be treated similarly to the comparable conviction in Florida

Approved