

**PROPOSED CHANGE TO  
AVANTI, A CONDOMINIUM  
INITIAL RULES AND REGULATIONS**

**To be included in the Notice of Meeting of the Board of Directors  
As provided for approval by the Board at their meeting scheduled for June 21, 2017.**

**THIS PROPOSED CHANGE ADDS ADDITIONAL RULES AND REGULATIONS**

**Below is the full text of the changes proposed and they would read as follows:**

**PROPOSED CHANGE TO THE INITIAL RULES AND REGULATIONS FOR AVANTI  
CONDOMINIUM ASSOCIATION, INC.**

THIS CHANGE to the Initial Rules and Regulations is approved this 21 day of June, 2017 by the Board of Directors of AVANTI Condominium Association, Inc., a Florida not-for-profit corporation.

**The following is the full text of the change approved by the Board of Directors and that will be added to the existing text as number 42 of the Initial Rules and Regulations of AVANTI, a Condominium, which reads as follows:**

42. With respect to any Unit that becomes the property of the Association through foreclosure action, the Board of Directors shall apply the following policies:

- a. Upon transfer of title to the Association, the President or other officer shall direct the Manager to examine and evaluate the condition of the Unit with a view to its safety and habitability.
- b. If it is safe to do so, an electric/water services account will be opened and paid for by the Association so that the HVAC system can be used to prevent growth of mold and bacteria in the Unit while vacant.
- c. The Board will decide on a case by case basis, taking into consideration the manager's recommendations, whether the Unit is i) suitable to be put on the rental market, ii) whether minimal repairs will make the unit suitable as a rental unit or iii) whether the Unit is in such poor condition that the cost of repairs needed to make the unit suitable for the rental market is not balanced by the expected return in rental income. If the latter, the Unit will remain vacant until title transfers to the foreclosing bank and a new owner.
- d. If a Unit is to be rented the Board will enter into an agreement with a property management company that will handle the particulars of setting the rent amount, locating a suitable tenant, providing a lease and acting as the Association's agent regarding the Unit.
- e. If not rented, the Association will pay the monthly assessment for the Unit so long as it is owned by the Association.

(End of Text for proposed rule change)