

A RESOLUTION RESTRICTING THE
USAGE OF B-1 ZONED PROPERTY
AGAINST RENTAL USAGE FROM
PUBLIC LODGING ESTABLISHMENTS
AND CERTAIN OTHER RENTAL USAGE

STATEMENT

WHEREAS, it has been brought to the attention of the Board that certain leaseholders may intend to construct single dwelling units for the purpose of creating a commercial use thereof within a single dwelling unit zone, to-wit: B-1 Zone as defined by the Covenants and Restrictions of record which are applicable to the property under the jurisdiction of the Authority, and

WHEREAS, it is the intent and desire of the Authority to restrict further the use of the said B-1 Zoned property from possible commercial use of any nature in order to protect the residents thereof,

NOW THEREFORE be it resolved,

(1) That all leases hereafter executed by the Authority shall contain the express provision therein that when dwelling units are constructed in a B-1 Zone area they shall not be operated as a group, regularly rented to transients or held out to or advertized to the public as places regularly rented to transients and that in the event that more than one such unit is so operated either by a single leaseholder, a partnership, a corporation or other entity either through efforts of it's own or through the service of a realtor or realtors, said operation shall be deemed to be a commercial enterprise and may be enjoined from such operation; the leaseholder to expressly agree to said provision and the prohibition thereof. It is further provided that any rentals of units in said B-1 Zone, which come under the definition of Public Lodging Establishment, as defined by Florida Statutes, Chapter 509, 1967 Legislature shall be deemed to be a commercial operation and shall not be permitted therein.

(2) That any leaseholder of lots heretofore leased in groups of three or more in residential B-1 Zone shall be notified of the adoption of this Resolution and of the intent of the Authority to enforce the provisions hereof to such extent possible under law.

(3) That in lieu of inserting the provisions hereof in each individual lease, said lease may be reference incorporate the provisions hereof by reference and shall have annexed to said lease a true copy of this Resolution. Failure to annex a copy of this Resolution shall not defeat the purpose or effect hereof provided said lease contains the following provision,

"This lease is subject to the terms and conditions of Resolution adopted by the Authority, dated June 13, 1968, pertaining to Public Lodging Establishments and on file with the Manager of the Board of Directors and by acceptance hereof lessee expressly agrees to comply with the provisions thereof."

(4) This Resolution shall become effective the date of its adoption.

Adopted June 13, 1968.

Chiee An...
Secretary

N. J. Nunes
Chairman

(SEAL)

STATE OF FLORIDA)
COUNTY OF OKALOOSA)

Before me the undersigned personally appeared N. J. NUNES well known to me to be the Chairman of the Okaloosa Island Authority and he acknowledged that he executed the foregoing instrument for and in the name of said Authority as its Chairman and caused its seal to be thereto affixed pursuant to due and legal action of said Authority authorizing him so to do.

WITNESS my hand and official seal this 13th day of June, 1968.

James M. ...
Notary Public
My commission expires: 11-21-71

10 8 AM 22 JUN 68
FILED
CECIL L. ANCHORS
CLERK CIRCUIT COURT
OKALOOSA COUNTY, FLA.

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