

# **NEW LITWII GUEST/OCCUPANT POLICY**

This new policy, approved unanimously by The LITWII Board at its September 11, 2019, regular board meeting, clarifies Section 3.14 of the Amended and Restated Declaration of Condominium.

**POLICY: "Guest" means any person who is not a member of the family occupying a Unit, and who is physically present in, or occupies the Unit at the invitation of the Owner or other legally permitted occupant, without requirement to contribute money, perform any services or provide any other consideration to the Owner or Lessee in connection with occupancy of the Unit. A permanent occupant of a Unit shall not be considered as a Guest. Furthermore, an Owner of the Unit shall never be considered a Guest in the Unit he owns, unless the Owner is visiting his Lessee in his Unit. Any person other than an Owner's or Lessee's spouse, or children under the age of eighteen (18) of either the Owner or Lessee. Guest occupancy of a Unit by a particular individual shall not exceed thirty (30) consecutive days or more than sixty (60) non-consecutive days in a twelve (12) month period. The person shall register as an "Occupant" by the thirty first (31<sup>st</sup>) or the sixty first (61<sup>st</sup>) day. The person will be treated as either an "Occupant" or a Lessee and must comply with Section 13 and 14 of the recorded Declaration. Any person other than the Owner's or Lessee's spouse, or children under the age of eighteen (18) who occupies a Unit while the record Unit Owner/authorized Lessee is not in residence shall be considered a Lessee and treated as such pursuant to all documentary provisions addressing Lessees within the recorded Declaration and any recorded amendment(s). An Occupant or new Lessee must complete an Occupant or Lessee Application, respectively, and submit it to our property management firm immediately, along with the required fee. Failure to abide by this policy may result in fines charged to the Owner of the Unit.**