

Loma Linda Homeowners Association, Inc.  
PO Box 285  
Loughman FL 33858  
(863) 307-7561

April 14, 2022

Subject: Rentals in Loma Linda

Ladies & Gentlemen,

On the above subject, please be advised of our prevailing restriction on "Use" in Loma Linda is Article X, Section 21 of the Declaration of Covenants, Conditions and Restrictions, which states:

*"Residential Units shall be used for single family residential purposes only. No Dwelling or other building on any lot shall be rented or leased separately from the rental or lease of the entire Residential Unit."*

In addition, Loma Linda has adopted the attached Rental Rule, which is binding on all present and future owners and their renters.

Sincerely.

*Dennis Ciccotelli*

Dennis Ciccotelli  
President  
Loma Linda Homeowners Association, Inc.

**A RESOLUTION OF THE BOARD OF DIRECTORS OF**

**LOMA LINDA HOMEOWNERS ASSOCIATION, INC.**

**WHEREAS**, the Board of Directors (hereinafter "Board") of Loma Linda Homeowners Association, Inc. (hereinafter "Loma Linda") is obligated and authorized by Chapter 720, Florida Statutes, its Bylaws and its Declaration of Covenants, Conditions and Restrictions for Loma Linda, to enforce it governing documents;

**WHEREAS**, the Board is authorized, pursuant to Articles III § 6, IV § 1(c) and X § 4 of the Declaration and Article VII § 1 of the Bylaws, to adopt and publish rules and regulations binding upon Owners and their tenants; and

**WHEREAS**, Article X § 21 of the Declaration limits the use of Lots in Loma Linda to single family residential purposes only;

**WHEREAS**, to promote the safety and welfare of owners in the neighborhood, to maintains an accurate roster of all adult residents within Loma Linda and to ensure Lots within the neighborhood are utilized in conformity with the Declaration, the Board deems it necessary to establish rules pertaining to the rental of Lots within Loma Linda;

**NOW, THEREFORE**, be it resolved by the Board at its duly called and noticed board meeting at which a quorum was present held on March 12, 2022, that the following rule be and the same is hereby adopted:

**Rental Rule**

A. The term "rental" means an agreement by which a rightful possessor of a Lot, or its agent or designee, grants, either directly or through any agent or intermediary, the right to use and occupy the Lot in exchange for consideration and includes use and occupation via rental, licensing or other similar agreements or arrangements, including, but not limited to, the arrangement of rentals and guests stays for compensation via the use of third parties, management companies and travel agents and agencies.

B. No Lot may be utilized as a public lodging establishment or in a manner within the purview of Chapter 509, Florida Statutes, or a similar statute. Lots may only be used for single family residential purposes.

C. All agreements to rent a Lot within Loma Linda, or any portion thereof, must be in writing.

D. Within 3 days prior to the start of any rental, or any renewal thereof, the Lot's Owner(s) or agent shall deliver to the Board a copy of the Rental Information Sheet attached hereto, fully completed and signed.

E. Each Lot's Owner and each tenant, guest and invitee is governed by, and must comply with, the provisions of Chapter 720, Florida Statutes, and the governing documents and rules of Loma Linda, which shall be deemed expressly incorporated into any agreement to rent a Lot.

F. The Board may take any action authorized by law to address a violation of this rule, including but not limited to, the imposition of fines, application for injunctive relief and the recovery of its costs and reasonable attorney's fees.

G. All notices or other documents required to be delivered to the Board by this rule shall either be mailed to P.O. Box 285, Loughman, FL 33858 or e-mailed to [lomalindahoa@gmail.com](mailto:lomalindahoa@gmail.com).

**DATED** this 12th day of March, 2022.

\_\_\_\_\_  
Dennis Ciccotelli, President  
Loma Linda Homeowners Association, Inc.

**SECRETARY'S CERTIFICATE**

I, Angela Arneson, as Secretary of Loma Linda Homeowners Association, Inc., hereby certify that (1) notice of the board meeting at which the foregoing resolution was adopted, which specified its date, time and location and stated that rules regarding parcel use would be considered, was duly furnished and posted as required by law; (2) a copy of the foregoing resolution was available to each Owner prior to the above-referenced meeting; and (3) a true and correct copy of this resolution was sent by U.S. regular mail to each Owner within Loma Linda at his or her last address as reflected in the records of the association on February \_\_\_\_, 2022.

\_\_\_\_\_  
Angela Arneson, Secretary

\_\_\_\_\_  
Date

**LOMA LINDA RENTAL INFORMATION SHEET**

**Owner/Renter Information:**

Owner Name(s): \_\_\_\_\_

Owner Lot Address and Mailing Address (if different): \_\_\_\_\_

Owner(s) Phone & Email: \_\_\_\_\_

Name(s) of Each Adult Renter(s): \_\_\_\_\_

Renter(s) Phone & Email: \_\_\_\_\_

Rental Start and End Dates: \_\_\_\_\_

**Management of Rental:** Is this rental managed by an agency, management company or other 3rd party?

**Check One:**  Yes /  No. If no, skip to the Owner's certification. If yes, list the following about the person or entity managing the rental:

Name of Person/Entity: \_\_\_\_\_

Contact Person (if an entity is management the rental): \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Phone & Email: \_\_\_\_\_

**Owner's Certification:** I am either a Lot Owner in Loma Linda or the duly authorized agent of a Lot Owner. I agree that the Renter(s) named above must, during their stay in Loma Linda, comply with the Florida Homeowners' Association Act and the Governing documents and rules of Loma Linda.

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Check one:  Owner /  Agent of Owner

**Complete and return 3 days before the rental to:  
P.O. Box 285, Loughman, FL 33858 or lomalindahoa@gmail.com**