

South Cove Heights Condominium Association
PO Box 297, Grantham, NH 03753

Pursuant to the authority of New Hampshire RSA 356-B and of the Declaration of Condominium and Bylaws of the South Cove Heights Condominium Association [hereinafter referred to as "Association"], the Board of Directors [hereinafter referred to as "Board"] has the right and authority to exercise reasonable control over the common areas and the use of the units in order to assist the Association in providing for congenial occupancy and protecting the appearance and value of the units. The Board therefore adopts the following rules and shall take all steps necessary to prevent or discontinue any violations thereof, all at the expense of the unit owner. **All unit owners shall be provided copies of these rules and regulations and are obligated to comply with them.**

LEASING OF UNITS POLICY

All renting or leasing agreements must be in writing and incorporate the Condominium Declaration, Bylaws and Rules, Regulations and Policies and must be signed by the prospective tenant, real estate/rental agent (where applicable) and Unit Owner.

Leases must be legible and specify full names of all tenants authorized to occupy the leased unit. No sublease of any unit shall be permitted. A copy of the lease must be provided to the Association's Management Office **for all rentals for a term of six months or longer**. However, all other requirements of this policy apply to all rentals regardless of the term of the lease or rental agreement.

Leases must contain the following statements:

1. The renter or lessee agrees that he/she has received, read, and will abide by all provisions of the association's declaration, bylaws and rules, regulations, and policies.
2. This lease will terminate, and eviction proceedings will be initiated upon notification that the tenant has repeatedly violated the declaration, bylaws, or rules, regulations, and policies of the condominium association.

Unit Owners leasing their units must obtain rental insurance on their property if rentals are not covered by their homeowner's standard insurance policy.

All Unit Owners must complete a Tenant Information Form for all rentals regardless of the length of stay. This applies to Unit Owners renting on their own to family/friends or through Airbnb, VRBO, or a Real Estate/Rental Agent etc. Completed forms must be provided to the Association's managing agent 48 hours prior to the guest/tenant's occupancy.

Units must be rented as a single-family residence only. No unit owner may lease rooms or operate a boarding house.

Unit Owners leasing their units are liable for the actions of their tenants and are responsible for unpaid assessments and fines incurred by their tenants. Any costs or fines associated with a rental shall be assessed to the Unit Owner.

If the Board of Directors notifies a Unit Owner that his tenant has repeatedly violated the Declaration, By-laws or Rules and Regulations, the Unit Owner shall immediately terminate the lease and initiate eviction proceedings against said tenants. Failure to comply with this paragraph after official notification shall constitute a violation of these Rules and may result in a fine to be determined by the Board of Directors of up to but not exceeding \$500.00 per notification.

No more than two (2) vehicles are permitted, and tenants must comply with the parking rules.

Each owner will be responsible for notifying the renter or lessee of the Rules and By-laws of the Condominium Association, and the necessity to adhere to them. All leases must conform to NH law.

Renters may not keep pets in the Condominium without the prior written consent from the UNIT Owner and must comply with all pet rules. The Unit Owner must complete and submit a "Unit Tenant/Owner Pet Registration Form" to the Board of Directors for written authorization. No pets shall be permitted that in the sole opinion of the Board constitute a hazard to the health and safety of the residents or may constitute a disturbance to other residents. Note the following from the Master Insurance Provider:

A risk is not eligible if any animal owned or kept has shown dangerous propensities or has been involved in any occurrence that resulted in bodily injury or property damage. A risk is also ineligible if the prospective insured(s) or applicant(s) own or keep any of the following animals: Akitas, American Staffordshire Terrier, Bull Mastiff, Cane Corso, Chow, Dingo, Doberman Pinschers, German Shepherds, Korean Jindo, New Yorkie, Pit Bull Terriers, Presa Canario, Rottweilers, Staffordshire Terrier, St. Francis Terrier, Wolf Hybrids, Mixed Breeds that include any of the above animals, Guard/Attack dogs, and any animal with a past history of biting or that demonstrates aggressive behavior.

Pursuant to Article V, Section 5.9 of the Bylaws, these Rules concerning the operation and use of the common areas may be promulgated and amended by the Board provided that such Rules are not contrary to or inconsistent with the Condominium Act, the Declaration, or the Bylaws. Copies of the Rules shall be furnished by the Board to each owner prior to the time when the same shall become effective.

Adopted by the South Cove Heights Board of Directors on this 25th day of January, 2022.

Donald Hooper,
Robert Koester,
Daniel O'Neill