

Abridged Rental Rules for West Cove A

August 2019

This is NOT the full set of rental rules that needs to be signed by renters and returned to the owners. The complete set of rules regarding unit leases can be found at <http://www.belleterreus.com/>. These rules apply to rentals as well as to non-paying guests (family/friends) when the owners are not present.

*Owners must fill out a Tenant Contact Form (available from “West Cove A Owners” section of www.belleterreus.com) for all rentals or guests (when the owners are not present) and submit to Belleterre no less than five days prior to beginning of rental period. This form must also be provided for non-paying guests (family/friends) present when the owners are not.

*Units must be rented as single-family residences only.

*No unit owner may lease rooms or operate a boarding house.

*No sublease of any units is permitted.

***Unit owners leasing their units are liable for the actions of their tenants and guests and are responsible for fines incurred by actions of their tenants and guests. How owners assess the renters is not the business of WCA.**

*All tenants’ vehicles must prominently display the required West Cove A parking hanger. Unit owners must provide their tenant with the appropriate parking hanger, which will be sent annually to all owners to be kept in the units.

*Each unit has a maximum of two parking spots available to it. Any renters with more than two cars must work through the owner to identify suitable parking spaces within or outside of West Cove A for additional vehicles beforehand. Contact the ECA for possible alternate locations outside of WCA. Contact neighbors to see if they have an unoccupied space. **Parking around the traffic circle on lower Bay Tree Lane can block emergency vehicle access and will not be tolerated.**

*If renters want to bring pets, a pet registration form available at http://www.belleterreus.com/A_Pet_Registration_Form_Revised_2013.pdf must accompany the Tenant Contact Form. **Pets must be under control of their owner at all times and leashed when on West Cove “A” property. All pet wastes must be immediately removed and disposed of in designated trash receptacles along the fire roads.**

*Rules for conduct and activities on all beaches are posted by ECA and must be obeyed. Violations should be reported to ECA security (603-863-4091) who has sole jurisdiction to enforce these rules.

***West Cove A is a residential community.** Late-night and early-morning noise is disruptive and discourteous to neighbors. Eastman Security or local police will be called to intervene.