

**West Cove "B"
Rental Agent Rules
August 3, 2018**

Whereas, the Board of Directors of the West Cove "B" Condominium Association, is empowered to govern the affairs of the West Cove "B" Condominium Association pursuant to Article III of the By-Laws,

Whereas, the Board of Directors has determined that it is in the best interest of the Association to establish Rules that are applicable to Rental Agents providing Rental assistance to Owner(s) primarily to assure compliance by Renters with the By-Laws and Rules of West Cove B;

Whereas, it is the intent that these Rules shall be applicable to all Owners and Rental Agents, and this resolution shall remain in effect until otherwise rescinded, modified, or further amended by a majority of the Board of Directors,

Now, therefore, be it resolved that the following Rules are hereby adopted by the Board of Directors:

1. All Rental Agents offering Unit(s) within West Cove "B" for Rent shall be responsible to know and understand the By-Laws and all Rules of West Cove B.
2. All Rental Agents offering Unit(s) within West Cove "B" for Rent shall assure that each and every Renter receives copies of all West Cove B Rules and Bylaws prior to the commencement of any Rental and that all Renters are informed that compliance is mandatory.
3. Owners and/or Rental Agents shall assure that Renters receive two (2) Eastman hanging tags to be used while parking within West Cove "B" during any Rental term. No more than two (2) vehicles per Unit may be parked within West Cove "B".
4. All Rental Agents shall be required to check on Renters at least once after the Rental begins to assess the Renter's compliance with the West Cove B Rules and Bylaws. Simply turning over the keys to the Unit without further follow up during the Rental term shall not be permitted.
5. All Rental agreements shall include a provision informing any Renter of the West Cove B Rules and Bylaws and the obligation to comply therewith.

6. All Rental agreements shall include a provision informing any Renter of the West Cove B Rules that prohibit Renters from having any animals (including but not limited to dogs and cats) within any Unit or on the Common Areas of West Cove B.
7. All Rental agreements shall include a provision that informs Renters that violations of the West Cove B Rules and Bylaws may result in the imposition of fines to the Unit Owner(s) and that such fines may be passed through and charged to the Renter.
8. "Renter" or "Rental" shall include occupancy of any Unit within West Cove B by parties other than the Owner, without the Owner present, regardless of whether compensation is paid for such use.
9. Failure to comply with these Rules may result in the Rental Agency being banned from renting Units within West Cove B.

Adopted by the West Cove "B" Board of Directors

Jason Craven
William Stanley
James Donoghue