

**West Cove "B"  
Unit Rental 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 confirm the responsibility of Owners for all Rentals 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intent that these rules shall be applicable to all Owners, and this resolution shall remain in effect until otherwise rescinded, modified, or further amended by a majority of the Board of Directors,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 regarding renters are hereby adopted by the Board of Directors:

1. The Owner(s) of any Unit within West Cove "B" offered for Rent by the Owner(s) or through a Realtor or other medium shall be responsible for compliance with the By-Laws and all Rules and Regulations of West Cove B by ALL Renters; and Owners, or their Agent, shall personally check on all such Renters periodically during the Rental term to assure compliance.
2. Owners, or their Agents, shall assure that each and every Renter receives copies of all West Cove B Rules and Regulations prior to the commencement of any Rental.
3. All Rental agreements shall include a provision informing any Renter of the West Cove B Rules and Regulations and the obligation to comply therewith. Copies of standard Rental agreements shall be submitted to the Board of Directors and updated when necessary.
4. "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.
5. Owners or their Agents shall provide Rental information (Renter cell phone contact) to Belle Terre and Agent contact information prior to the commencement of any Rental.

6. Failure to comply with these Rules may result in the imposition of fines as determined appropriate by the Board of Directors of up to \$500.00 for each and every violation of the West Cove B Rules and Regulations (note, a continuing violation would result in the assessment of a fine for each day).

7. To the degree that any provisions of these Rental Rules conflict with any prior Rental Rules of West Cove B, the provisions of these Rental Rules shall control.

Adopted by the West Cove "B" Board of Directors

Jason Craven

William Stanley

James Donoghue