



Harbor @ Whitten & Dustin Condominium Association

Rental Policy

STANDARDS OF RESIDENT BEHAVIOR

We live in a community where everyone's cooperation with, and adherence to, the Rules and Regulations of the Condominium is essential for the smooth operation of our property. All tenants in residence are expected to comply with all Association rules and regulations in order to help to maintain the property values of each Unit Owner as well as to enhance the overall enjoyment of the community for all residents. Non-compliance will result in the assessment of fines levied against the Unit Owner's account in accordance with our Harbor @ Whitten & Dustin Condominium Association fining policy.

Our community is not unlike any other home owner's association. We are a collection of people with diverse interests living in close proximity and sharing common resources. All residents including both owners and tenants are encouraged to respect each others rights and to work together to resolve issues that may arise in a cooperative manner.

1. OWNERS RESPONSIBILITIES:

- 1.1. Along with the right to rent condominium units and to enjoy the subsequent rental revenues, Unit owners have the ABSOLUTE responsibility to assure tenants are fully aware of and compliant with all Association standards of resident behavior, rules and regulations. Non-compliance to this policy is classified as a minor weekly violation and will result in the assessment of fines levied against the Unit Owner's account in accordance with our Harbor @ Whitten & Dustin Condominium Association fining policy.
- 1.2. Because the Unit owner is typically not on-site, a heavy burden and inconvenience is placed on other residents to note and report non-compliant conditions.
- 1.3. Any and all instances of non-compliance are to be reported to an Association board member.

2. SHORT TERM RENTAL POLICY: (less than 3 months including all weekly rentals)

- 2.1. A letter of intention to rent must be provided to the Board of Directors describing the type of rental (example one: weekly summer rentals or example two: 3 month off-season rental).
- 2.2. A copy of the occupancy permit on file in the Hampton Building Inspector's office must be provided to the Board of Directors prior to any short term tenancy. The total number of overnight occupants shall at no time exceed the maximum number authorized by permit.
- 2.3. If the owner intends to employ an agency to manage property rental, the name and contact information of the rental agency must be provided to the Board of Directors. It is the owner's responsibility to provide the agency with an up-to-date copy of HWD Tenant Rules.
- 2.4. The names, addresses, telephone numbers and vehicle information including make, model and license plate number of all tenants must be provided to the Board of Directors by the owner or rental agency prior to rental residence.

- 2.5. Tenants must be advised by the owner or rental agency that they are allowed only two (2) designated parking spaces per unit, vehicles must be parked front in, and end to end. Absolutely no boats, jet skis, trailers, mobile homes, campers, tow trucks, or large capacity trucks are allowed to be parked in spaces. Motorcycles are considered a vehicle and must be parked as such.
- 2.6. Tenants are not authorized to use overflow parking.
- 2.7. Tenant rules and regulations must be prominently displayed inside all rental units.

3. LONG-TERM RENTAL POLICY: (includes all rentals more than 3 months)

- 3.1. Rentals longer than 3 months require a board-approved lease agreement and copy of rules and regulations signed by the tenants. The Board of Directors provides a standard form lease agreement upon request.

4. LONG-TERM TENANT BENEFIT

- 4.1. Long-term tenants in residence with an approved lease for more than one calendar year and with a demonstrated history of compliance to all Association standards of behavior, rules and regulations, with the written approval of the Board of Directors, may be offered certain rights and privileges normally restricted to owners.

FINES

The Board of Directors is authorized to assess fines against the property of the Unit owner in accordance with the Harbor @ Whitten & Dustin Condominium Association fining policy for failure on the part of any tenant to comply with the policies outlined in this document. In addition, the Board of Directors is authorized to assess fines against the property of the Unit owner in accordance with the Harbor @ Whitten & Dustin Condominium Association fining policy for failure on the part of any Unit owner to comply with any and all of the policies outlined in this document. All condominium documents including these policies are available for viewing and downloading at www.hwd48.com. Owners may communicate with the Board of Directors by sending an email to bod@hwd48.com or by addressing letters to our Association address below.

**BOARD OF DIRECTORS
HARBOR @ WHITTEN & DUSTIN CONDOMINIUM ASSOCIATION
P.O. Box 1155
Burlington, MA 01803**

These Rules and Regulations have been adopted by the Harbor @ Whitten & Dustin (aka Hampton Harbor) Condominium Association Board of Directors on January 31, 2009.