

## **A. Ownership and Leases**

1. Use of Property: All dwellings shall be used for private residential purposes exclusively, except that a professional office may be maintained in a dwelling provided that its use is limited to the person actually residing in the dwelling, that such use is in strict conformance with the provisions of any applicable zoning law, ordinance or regulation, that no sign indicates the activity and no advertising includes the VMHB address, and that no vehicle traffic is a result of the activity. The home office shall have no employees on-site, other than a member of the Resident's household who also resides in the Unit.
2. Changes in ownership or occupancy: Unit owners shall notify the VMHBCA Property Management Office in advance of any changes of ownership or occupancy (lease) of a Unit.
3. Leasing of Units: A Unit may not be leased more than once per year, nor shall any lease be for less than one month. Any Unit Owner who intends to lease a unit shall file a copy of the proposed lease with the Association prior to leasing his/her unit. All rights of the Unit Owner to use any amenity or facility located within the Condominium shall be granted by the lease and transferred to the renters for the term of the lease. The lease shall provide that the lease is made subject to and with the benefit of the terms of the Declaration, the By-laws, and the Rules and Regulations of the Village at Mount Hope Bay Condominium Association, and applicable governmental laws, rules and regulations including, but not limited to, the 55 years or older age restriction of the Tiverton Zoning Ordinance of April 10, 2000. The renters shall certify that they have read and will abide by the Rules and Regulations, a copy of which is incorporated in the Lease.
4. House Exchange occupancy of Units: Owners may participate in House Exchange programs provided that they file a copy of their exchange agreement with Property Management prior to the exchange, and that the occupants comply with all of the policies noted in section A. 3. for Leasing of Units, except that the duration may be for less than one month.