

We value our community highly. Please treat our facilities with the care and respect as you would your own.

- 1) **Eligibility:** Rental of any property within Cove Point Club (CPC) is contingent upon full and complete payment of all financial obligations of the member/owner.
- 2) **Rental Term:** Short term rentals, which are defined as less than 30 days and/or one month, are not permitted. All long-term rentals of 30 days or more are **required** to be registered with the CPC Association.
- 3) **Insurance:** Any owner who rents their home out must have one of the three policy types below on file with CPC. In keeping with CPC's Rules and Regulations: #26, CPC must be listed as an additional interest on every member's policy.
 - HO3
 - Commercial
 - Dwelling Fire/Landlord
- 4) **Occupancy:** As outlined in the Covenants: Schedule A.3, rentals are only for a one-family unit.
- 5) **Pets:** Per Covenants: Article 9.2, pets shall be limited to two dogs or two cats or two other domesticated pets. But no more than two household pets of any nature whatsoever. The owner/renter is responsible to follow all rules and regulations concerning pets.
- 6) **Liability:** The owner of the villa/home rented is responsible for any damage done to CPC facilities by their renters. Property owner shall be responsible for any and all legal fees incurred by CPC in enforcing its By-Laws, Rules & Regulations and the Covenants as a result of tenant's actions.
- 7) **Hold Harmless Clause:** The owner must provide a copy of each rental contract and the Rental Information Form to CPC Association prior to occupancy. A copy of the rental contract used by an owner must be on file with CPC and include the following hold harmless clause:

"Further, the lessee, his heirs, administrators, and executors agree to indemnify and save harmless, Lessor and Cove Point Club, from any and all liability to himself, his agents, successors, heirs, or assigns arising from Lessee's or Lessee's guests or permittees use of the lake, or use of docks, boats or other similar facilities made available to Lessee, guests of lessee, permittees of Lessee or others by virtue of this lease. And further, Lessee releases Lessor and Cove Point Club from any and all liability arising from use of any recreational equipment or facility and for any other injury that may be incurred on Lessor or Cove Point Club Property."

- 8) **Septic System**: Our Properties are served by septic systems; **NO** grease, oil, bleach, or non-soluble materials are to be flushed into the system. Non-soluble materials include, but are not limited to flushable wipes, diapers, personal hygiene products, etc. The **ONLY** acceptable material to flush is toilet paper.
- 9) **Communication to Renters**: Renters must be informed/provided with the following:
- CPC Rules and Regulations, Marina Rules and Regulations
 - A copy of CPC Rules to be posted or provided in all rental properties
- 10) **Rental Information Form**: It is required that the owner and renter sign the "Rental Information Form" (page 3) certifying that they have received, read and agree to abide by the CPC Rental Policy and CPC Rules and Regulations. The owner must scan/send this form to covepointclub@gmail.com within 5 days of the start of the rental period.
- 11) **Conflict Resolution**: Owners or their responsible agents are required to be available for direct communication during the rental period to resolve any conflicts, complaints or problems which may arise as a result of the rental of their property. Conflicts/complaints in violation of CPC Rules & Regulations must be resolved IMMEDIATELY. If the situation is not resolved immediately, then the Board will be notified and a fine will be issued. As a courtesy to your neighbor, since this is a private residential family community, it is recommended that owners inform their neighbors when their property is being rented.
- 12) **Watercraft**
- Boats/wave runners will be registered with the CPC Marina Dock Commander and assigned a slip upon completion of the "Rental Information Form" on page 3. Boats docked in CPC slips are limited to 28' in length, 8' 9" boat beam width and 5700 lbs dry weight. There are no exceptions to this policy. Boats may not be tied to the outside or ends of the docks.
 - Boat trailers are not permitted to be stored on CPC property.
 - Renters must be provided with Marina Policies.
- 13) **Owner to Owner Usage**

Owners have the discretion of allowing their homes/villas to be used by other members and family members for personal use (not commercial use). The expectation is that all guests of owners are expected to comply with all of CPC Rules & Regulations as outlined above.

Approved by a vote of the membership - 5/29/2021

John A Young
Secretary



COVE POINT CLUB – RENTAL INFORMATION FORM
Scan/send completed form to: covepointclub@gmail.com

Owner Name: _____

Owner CPC Address: _____

Owner Cell Number/Email: _____

Name of Renter: _____

Renter Home Address: _____

Renter Cell Phone: _____ # People Staying _____

Dates of Rental: Begin: _____ End: _____

Rental Agent Name and Cell: _____

Vehicle ID: Make/Model _____

Year: _____ License Plate: _____

Boat ID: Make / Model _____

Year / Length: _____

Boat Registration No: _____

Boat Insurance Company _____

Policy No: _____

Owner - I have read and understand the CPC Rental Policy and agree to abide by all.

Printed Name: _____

Owner Signature/Date: _____

Renter – I have read and understand the CPC Rental Policy and agree to abide by all.

Printed Name: _____

Renter Signature/Date: _____