



RESORT NEWSLETTER

The Cove at Yarmouth Resort Condominium Trust

Annual Meeting Notice

All Cove at Yarmouth Interval Owners
are invited to attend the Annual Meeting of Owners on
Saturday, February 28, 2009
10:00 A.M.
Radisson Inn, Hyannis, MA

Directions

From Boston and Points West: Route #6 (Mid-Cape Highway) to Exit #7 (Willow Street)
Take a left at the bottom of the ramp.
Go two (2) miles to Route #28 North; turn right at traffic light/railroad tracks.
100 yards on the left is the Radisson Inn, Hyannis.

We look forward to seeing you there!

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Election Results

Tabulation of mail-in ballots for our Trustee Election has been completed. Following is a list of all candidates on the ballot together with the number of votes each candidate received.

John Chase	508
Marcia Moser	505
John J. Walsh	468
Dennis B. Martin	162
Theodore A. Bartlett "Ted"	147
William F. Hurley	139
Lori Maraglia	132
Gary Czarnecki	66

The three (3) candidates who received the most votes, John Chase, Marcia Moser and John Walsh, will serve six year terms beginning on February 28, 2009.

A special *Thank You* to all candidates who placed their name in nomination to serve on the Board of Trustees. Your interest in the Resort is appreciated.

Additionally, thank you to all owners who participated in this important election process by completing and returning your election ballot.

We hope to see you at our Annual Owners Meeting on February 28, 2009.

Attention all Float Owners

Now is the time to reserve your 2009 and 2010 Use Weeks!
Reserve on-line at www.coveatyarmouth.com

Reservations are being accepted for both Holiday and Prime Float. Each year, many Float owners wait until late in their season to reserve their Use Week. The result is many of the weeks in Winter and Spring go under-utilized, while the Fall and late Winter seasons are reserved to capacity and have no availability. Because of this situation, many owners find themselves without a week to reserve.

Some helpful tips to remember are:

- Make your reservations early!
- Submit three (3) "Use Week" choices.

2009's availability is:

Holiday Float Weeks
6, 8-12 and 46-50

Prime Float Weeks
14-20 and 39-44

Breathe EASY



The Cove at Yarmouth is pleased to announce effective January 1, 2009, we are a smoke-free resort. We ask that you refrain from smoking inside your unit or any resort common area. Smoking on the balconies, patios or outside grounds is permitted and we have provided containers for proper disposal of cigarettes. Thank you.



A \$250.00 fine will be assessed to all violators.

At the September 2008 regularly scheduled Board of Trustees Meeting, your Board of Trustees unanimously voted to ban smoking from all guest units effective January 1, 2009. There has been a voluntary program in place for several years. However, management has received numerous and an ever increasing amount of complaints regarding excessive smoke odor and property damage.

BONUS TIME BONANZA at THE COVE at YARMOUTH

That's right, from now until May 1, 2009, rooms are available at the Bonus Time rate of \$69.00 per night*, plus tax.

\$69.00
per night
plus tax*

**For a limited time only, this offer is available
for some weekends*. Call Today!**

*Reservations can only be made up to 45 days in advance and are based on resort availability. Some restrictions apply. Vacation periods and holiday weekends have limited availability.

Call (508) 771 - 3666 and Dial "0"



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The Cove at Yarmouth

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IMPORTANT NUMBERS

The Cove at Yarmouth

Vacation Resorts International (VRI) Services

The Cove at Yarmouth (508) 771-3666
Business Office Hours 9:00 am - 5:00 pm
Fax (508) 771-9410
Website www.coveatyarmouth.com

Exchange Information

RCI (877) 874-3334
II (800) 828-8200
VRI*ety (888) 203-1044

Vacation Owner Services

Assessment Billing and Collection (508) 771-3666

Reservations

Bonus Time (508) 771-3666
Vacation Tyme® (866) 469-8222
VIP Reservations (866) 469-8222
Owner Availability (508) 771-3666

Still Need Assistance?

VRI Corporate Services (508) 771-3399
VRI Fax (508) 775-6396

www.vriresorts.com

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PUBLICATION

The Cove at Yarmouth News publication is intended solely as a vehicle of communication for Owners and the Board of Trustees. The purpose of this newsletter is to relate membership information, correspondence, stories, facts, and news as deemed appropriate or relevant to the interest of the owners.

Contributing Editors

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General Manager

Graphics and Printing

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Publisher

The Cove at Yarmouth
c/o Vacation Resorts International
P.O. Box 399, Hyannis, MA 02601

Day Use Policies and Procedures

1. Day Use privileges are for the owner and co-owners of record, their spouses and children.
2. Day Use is only available when the resort is under 95% occupied. On Fridays and Sundays day use is allowed between 10 & 4PM. The following exception to the "Over 95%" rule applies to the Racquet Sports Center only: Walk-in use is available on a first come first serve basis for a \$10.00 fee per player.
3. The owner must be current with all Association fees.
4. The owner is requested to call the Resort prior to arrival to verify the occupancy for that day.
5. Alternate year owners may utilize Day Use only in their ownership year.
6. Owner's children utilizing Day Use are governed by posted age limits and rules for the various amenities.
7. The owner and guests utilizing Day Use for the pool and health club must sign-in at the Front Desk (main lobby) and receive his or her "day use key card". Owners and guests utilizing the tennis, racquetball, basketball and walleyball courts must sign-in with the Activities Coordinator at the Racquet Sports desk.
8. The owner utilizing Day Use is allowed two (2) guests per account. When Day Use is for tennis, racquetball, basketball and walleyball, the owner is allowed three (3) guests per account.
9. *There is a nominal charge of \$10.00 per guest, per day if an owner brings a guest(s) other than their immediate family members to use the Racquet Sports Club facilities.*

Day Use is an added Owner privilege. If the Resort is under 95% occupied, an Owner may use the Resort amenities. Resort Management reserves the right to restrict usage at any time. Call The Cove at Yarmouth directly for availability (508) 771-3666.

Adopted by the Board of Trustees, November 2008

RULES AND REGULATIONS - THE COVE AT YARMOUTH RESORT HOTEL CONDOMINIUM

These rules and regulations hereinafter enumerated have been duly adopted by the Trustees of The Cove at Yarmouth Hotel Condominium Trust ("Trustees") and the Management Firm designated by said Trustees, and shall apply to and be binding upon all Interval owners, guests and other occupants of any room or unit at The Cove at Yarmouth, who shall, at all times, obey said Rules and Regulations and shall use their best efforts to see that they are faithfully observed by their families, guests, invitees, servants, lessees and persons over whom they exercise control and supervision. Said Rules and Regulations are as follows:

1. The sidewalks, if any, walkways, entrances, and all the Common Area and Facilities must not be obstructed or encumbered or used for any purpose (excluding patios, decks and balconies) other than ingress and egress to and from the premises; nor shall any carriages bicycles, wagons, shopping carts, chair, benches, tables, or any other object of similar type and nature be left therein or thereon.
2. The personal property of all occupants shall be stored within their Unit.
3. No garbage cans, supplies, or other articles shall be placed on the patios, decks, balconies, and entry ways, nor shall any linens, cloths, clothing, curtains, rugs, mops, or laundry of any kind, or other articles be shaken or hung from any of the windows, doors, patios, decks, balconies or entry ways, or exposed on any part of the Common Areas and Facilities, and the Common Areas and Facilities shall be kept free and clear of refuse, debris and other unsightly material.
4. No occupant shall allow anything whatsoever to fall from the windows, patios, decks, balconies, entry ways or doors of the premises, nor shall he sweep or throw from his Unit any dirt or other substances outside of his Unit or in the Common Areas and Facilities.
5. Refuse and bagged garbage shall be deposited only in the area provided there of.
6. No occupant shall store or leave boats, trailers, mobile homes, recreational vehicles and the like on the Property except in areas designated for same.
7. Employee of the Trust or Management Firm shall not be sent off the premises by any occupant at any time for any purpose. No occupant shall direct, supervise, or in any manner attempt to assert any control over the employees of the Management Firm or the Trust.
8. No occupant shall make or permit any disturbance or disturbing noises by himself, his family servants, employees, agent, visitors and licensees, nor do or permit anything by such persons that will interfere with the rights, comfort or convenience of the other guests and occupants. No occupant shall play upon or suffer to be played upon any musical instrument, or operate or suffer to be operated, a phonograph, television, radio, or sound amplifier in his Unit, in such a manner as to disturb or annoy other occupants of the Condominium. Residents shall reduce the volume as to the foregoing from 11:00 PM to 8:00 AM each day.
9. No radio or television installation, or other wiring, shall be made without the written consent of the Trustees.
10. No sign, advertisement, notice or other lettering shall be exhibited, displayed, inscribed, painted or affixed in, on or upon any part of the Property by any occupant without the written permission of the Trustees.
11. Complaints regarding service shall be made in writing to Resort Management.
12. Non-flammable, combustible, or explosive fluid, chemical, or substance, shall be kept in any Unit except such as required for normal household use.
13. Payments of assessments, maintenance fees and per diem charges shall be made in accordance with the Billing and Collection Policy, adopted and approved by the Trustees. Payments made in the form of checks shall be made to the order of The Cove at Yarmouth.
14. All owners shall vacate their Units no later than 10:00 AM on the last day of their Use Period. No owner shall take possession of his Unit earlier than 4:00 PM on the day in which his Use Period commences.
15. No pets shall be allowed on the Property or in any Unit.
16. No Unit shall be occupied by more than four (4) people at any time without the written approval of Resort Management.
17. No cooking is permitted in any Unit except for the use of a microwave fewer than 800 watts.
18. No occupant or guest will disturb the peaceful and quiet enjoyment of other guests and occupants at The Cove at Yarmouth, whether by unruly behaviour, violation of any of these Rules and Regulations, the making or allowance of unreasonable noise in either the Units or in the Common Areas and Facilities, or otherwise. Moreover, parents and/or other adults occupying a Unit shall be fully responsible for the supervision and proper behaviour of children and/or youths occupying the Unit with them.
19. No food is permitted within the indoor pool area.
20. No occupant shall smoke any tobacco product in any Unit or Common Area. Violators will be subject to fines and fees.
21. In the event of any infraction hereunder, Resort Management shall issue an immediate warning to the occupants responsible. If said infraction is not immediately cured or otherwise remedied, Resort Management shall be fully empowered to take any appropriate action to bring about compliance, including, without limitation, any one or more of the following measures:
 - a) Cure the violation itself, assessing the cost thereof to the occupants (and to the Interval Owner, if different from the occupants);
 - b) Assess a fine in the amount of \$50.00 per infraction; and/or;
 - c) Immediately discontinue occupancy rights in the Unit, at the sole discretion of Resort Management.

Each and every occupant of a Unit at The Cove at Yarmouth shall be deemed to have agreed, by taking occupancy, to full compliance with the foregoing Rules and Regulations, and to the reasonableness thereof.

These Rules and Regulations have been adopted, amended and restated by the Trustees pursuant to the terms and provisions of Massachusetts General Laws Chapter 183B, Section 20 (a)(1).

THE COVE AT YARMOUTH RESORT HOTEL CONDOMINIUM BOARD OF TRUSTEES