

1) May Inherit with these restrictions :

Beneficiary must occupy home full-time (a minimum of 10 months/year)

Beneficiary must be gainfully employed in Dukes County or have proof of subsidy

Beneficiary may not own another home (anywhere)

Beneficiary's AMI must fall at or below the maximum AMI currently being served in West Tisbury

2) May inherit, subject to the following restrictions:

1. The beneficiary must occupy the home as their full-time, primary residence for at least ten (10) months of each calendar year.

2. The beneficiary must either:

- Work full-time within Dukes County; or
- Have reached an established retirement age and receive income primarily from retirement benefits and/or Social Security.

3. The beneficiary must demonstrate that they have continuously resided and/or been employed on Martha's Vineyard (Dukes County) for at least the two (2) consecutive years immediately preceding the transfer of ownership. Such residency and/or employment shall be established through documentation reasonably acceptable to the trustee or other administering entity.

4. The beneficiary may not own, individually or jointly, any other residential real property anywhere.

5. The beneficiary's household income may not exceed the highest Area Median Income ("AMI") limit then applicable to affordable housing programs being administered or supported by the Town of West Tisbury at the time of inheritance.

3) Beneficiary may inherit but must meet the same income restrictions outlined in the original covenant (i.e., if the original buyer qualified at 100%, beneficiary must also qualify at 100% or lower).

All would require a cap on resale value as calculated in original covenant.

None would apply to Habitat Homes or homes developed using CPA monies.