

2018 TOWAMENSING TRAILS VACATION RENTAL BEHAVIOR POLICY

Towamensing Trails has been experiencing an alarming increase in complaints from its residents regarding the disrespectful behavior of short term vacation renters. The most common complaints are associated with the following types of disrespectful behavior; over occupancy of homes, noise violations, illegal dumping of trash along roadways, destruction of private property, and speeding, trespassing and illegal fireworks.

The goal of implementing this policy is not to punish owners that are using their properties as vacation rentals. Instead it is intended to modify the behavior of vacation renters to be more respectful of the Towamensing Trails Community and create a peaceful environment for all of its residents. This Rental Behavior Policy applies to all short term or seasonal properties in the Towamensing Trails Community.

All landlords and short-term (short term being defined as any tenant less than Full-Time/yearly) vacation renters, must comply with the TTPOA Rental Restrictions

All short term vacation renters must comply with the TTPOA governing documents including provisions which prohibit "nuisance" behavior and set forth rules concerning vehicles, parking and use of amenities.

The number of vehicles shall not exceed the number set forth on the Rental Registration Form and shall only be parked in spaces designed for the home being rented.

The following conduct is prohibited:

- Excessive, disruptive or objectionable noise including noise levels in excess of what is permitted by applicable Rules of Conduct.
- Trespassing.
- Drunk or disorderly conduct, destruction of private property, harassment of residents or TTPOA staff or other conduct that is an unreasonable annoyance to the neighborhood.
- Fireworks, Outdoor Fires and Discharging of Fire Arms.
- Illegal Dumping of Trash along roadways.

The following is mandatory for all Landlords:

- Landlords must provide a set of governing documents and rules to renters before move in.
- TTPOA Rules & Regulations must be a condition of all rental agreements.
- Landlords are held accountable for renter infractions.
- Renters must communicate requests to the TTPOA through the landlord.

In the event TTPOA determines that a potential violation of this Vacation Rental Behavior Policy has occurred, the owner will receive a notice of hearing as provided in the TTPOA governing documents. If a violation is found, TTPOA may impose the following discipline:

- Impose a fine of up to one thousand dollars (\$1,000) per occurrence and take appropriate action to collect the fine(s).
- Suspend the right of the owner to allow short term vacation renters the use of the common area or common facilities (except for ingress and egress to the property)
- Suspend the privileges to rent your home part time: first offence thirty (30) days, second offence six months, third offence one (1) year.
- Impose a special individual assessment against the property owner for costs incurred by TTPOA (including sums paid to contractors, attorneys and/or others) to repair damage and/or cure a violation of this Vacation Rental Behavior Policy.

Any specific provisions of other policies that are in direct conflict with this Vacation Rental Behavior Policy are hereby superseded.

In an effort not to punish the owners of the properties that are used for vacation rental purposes, the TTPOA recommend that the vacation rental agencies or the owners of the vacation rental properties themselves begin charging a refundable \$1000.00 nuisance deposit to each vacation renter. In addition, the TTPOA nuisance policy should be delivered to and signed by the renter. It is also recommended that the policy be prominently displayed in each rental house as a reminder to the renter of our policy. These recommendations are put forth in an effort to protect the property owner from significant out of pocket expenditures caused to them by the disrespectful behavior of their renters.

This policy is a requirement of the Towamensing Trails Rental Program.

This form must be submitted along with your 2018 Landlord Registration and Rental Fee before your home will become active on the rental program.

Lot Number: _____

Signature: _____

Date: _____