

2022 TOWAMENSING TRAILS RENTAL BEHAVIOR POLICY

Towamensing Trails has been experiencing an alarming increase in complaints from its residents regarding the disrespectful behavior of short term renters. The most common complaints are associated with the following types of disrespectful behavior: over occupancy of homes, excessive or objectionable noise, 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 rentals. Instead, it is intended to modify the behavior of 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 rentals.

All rental property owners and short-term renters must comply with the TTPOA Rental Restrictions, TTPOA Rules of Conduct and any Penn Forest Township imposed rules and regulations.

All short-term renters must comply with the TTPOA governing documents including provisions which prohibit "nuisance" behavior and rules set forth concerning vehicles, parking and use of amenities. The number of vehicles shall not exceed the number set forth on the STR 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. **Quiet hours in Towamensing Trails are from 11PM – 8AM.** Any rental found to be exhibiting any of these behaviors between Midnight and 8AM will be issued a fine with no warning.
- 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. A fine will be issued with **NO** warning.
- Fireworks, outdoor fires and discharging of firearms. A fine will be issued with **NO** warning.
- Illegal dumping of trash along roadways. A fine will be issued with **NO** warning.

The following is mandatory for all rental property owners:

- Provide a set of governing documents and rules to renters before check-in.
- Acceptance of TTPOA Rules & Regulations must be a condition of all rental agreements.
- Owners will be held accountable for renter infractions and any associated penalties.
- Renters must communicate requests to the TTPOA through the owner.

In the event TTPOA determines that a violation of this Rental Behavior Policy has occurred, TTPOA may impose the following discipline:

- Impose a fine of up to one thousand dollars (\$1,000) after three valid complaints resulting in a warning against your property and take appropriate action to collect the fine(s).
- Suspend the right of the owner to allow short term 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: first offense thirty (30) days, second offense six months, third offense one (1) year during the following calendar 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 Rental Behavior Policy.
- A fine of one thousand dollars (\$1,000) if renters are found to be using owner badges or counterfeit wristbands.

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

The TTPOA Rules of Conduct and this Rental Behavior Policy must be prominently displayed in each rental house as a reminder to the renter of our policies.

This policy is a requirement of the Towamensing Trails Short Term Rental Program and this form must be submitted along with your 2022 Landlord Registration, Penn Forest Township STR Zoning Permit and Rental Fee before your home will become active on the rental program.

Lot Number: _____ Signature: _____ Date: _____