

## 2023 TOWAMENSING TRAILS RENTAL 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 activities: exceeding Township capacity limits, excessive or objectionable noise, illegal dumping of trash along roadways, destruction of private property, 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 create a more peaceful environment for all owners and renters. This Rental Policy applies to all short-term rentals effective January 1, 2023.

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 parked at the rental property 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 specified conduct is prohibited:

- Excessive, disruptive or objectionable noise including noise levels in excess of what is permitted by applicable Rules of Conduct (See Section XI in the Rules of Conduct). **Quiet hours in Towamensing Trails are from 11PM – 8AM.** Any rental found to be violating these restrictions between Midnight and 8AM will be issued a citation with **NO** warning.
- Trespassing will result in a citation of \$150.00 + costs.
- Nuisance/Disorderly conduct, destruction of private property, harassment of residents, or TTPOA staff or other conduct that creates an unreasonable annoyance to the Community will result in a citation of \$150.00 + costs. A citation will be issued with **NO** warning.
- Fireworks, outdoor fires and discharging of firearms will result in a citation of \$500.00 + costs. A citation will be issued with **NO** warning.
- Illegal dumping of trash along roadways will result in a citation of \$300.00 + costs. A citation will be issued with **NO** warning.

In the event TTPOA determines that the above specified violations of this Rental Policy have occurred, TTPOA may impose the following discipline:

- Impose a citation of \$500.00 for the 1<sup>st</sup> violation, 2<sup>nd</sup> violation will be a \$1,000.00 citation, 3<sup>rd</sup> violation will be a \$1,500.00 citation and a 30-day loss of amenity privileges and the 4<sup>th</sup> violation will result in a citation of \$2,000.00 and a loss of amenity privileges for the remainder of the calendar year. These violations pertain to separate rental events.
- Property Owners that rent their house without obtaining the proper paperwork from Penn Forest Township and TTPOA along with the rental payment will be cited \$1000.00 per instance.
- TTPOA Security and Compliance Officers have the right to inspect vehicles on rental properties for appropriate passes. Anyone attempting to dispose of trash at the dumpsters without the proper pass will result in a citation of \$100.00.
- 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 to common areas and/or cure a violation of this Rental Policy.
- A citation of \$1,000.00 if renters are found to be using owner badges or counterfeit wristbands.

All Landlord Owners are also required to:

- Provide a set of governing documents and rules including Trash Compactor hours to renters before check-in.
- Mandate that the renters acknowledge and agree to comply with TTPOA Rules and Regulations in writing.
- Be responsible for renter infractions and any associated penalties.
- Communicate any renter requests to the TTPOA.

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

**The TTPOA Rules of Conduct and this Rental Policy must be prominently displayed in each rental house as a reminder to the renter of the policies. This policy is a requirement of the Towamensing Trails Short Term Rental Program and this form must be submitted along with your 2023 Landlord Registration, Penn Forest Township STR License #, Zoning Permit and Rental Fee before your home may participate in the TTPOA rental program.**

**I AFFIRM THAT I HAVE READ THE ABOVE CURRENT RENTAL POLICY:**

Lot Number: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_