

RENTERS POLICY & AGREEMENT

Lot & Section: _____

Property Owners Name: _____

Address: _____

Phone#: (H) _____ (W) _____ (CELL) _____

Renters name(s) as it will appear on the lease: _____

Permanent Address: _____

Phone#: (H) _____ (W) _____ (CELL) _____

Number of Persons Occupying the Residence: _____ Number of Vehicles: _____

Period of Lease: _____ To _____

Rental Fees:

Weekends-\$25.00 Monthly-\$150.00 Weekly-\$50.00 Yearly-\$300.00 Each additional day-\$10.00 per day

IMPORTANT-READ CAREFULLY

1. The following rental rules and regulations shall apply in every instance of any property located within Wallenpaupack Lake Estates Property Owners Association used by non-property owner.
2. Any and all rentals, leases, or uses of property within Wallenpaupack Lake Estates by non-property owners shall be reported in advance by the property owner to Wallenpaupack Lake Estates Property Owners Association.
3. At least five (5) days before the occupancy contemplated by paragraph #2, the property owner shall present to the Association a copy of the lease or rental agreement or any other written documentation that shall provide for the use of a subject property by a non-property owner, along with established rental fee. Non-compliance will result in a \$100.00 fine.
4. At or immediately prior to the commencement of running of the term of the lease, the non-property owner shall initially obtain from the property owner any and all membership badges. Thereafter badges can be obtained from the Association. Vehicle I.D. must be obtained from the Association.
5. At the time of securing the aforementioned identification, the non-property owner shall also be provided by the Association with copies of all pertinent rules and regulations.
6. Non-property owners shall comply with any and all of the covenants, conditions and restrictions governing the Association and the subject properties, the Association by-laws rules and regulations and any and all other duly enacted legislation imposed by the Association during the term of the tenancy.
7. Under no circumstances shall any properties within the Association be occupied, used, leased or rented by any entity other than a single family unit.

8. At or before the commencement of the term of tenancy, the property owner shall pay to the Association, the required occupancy fees then in effect within the Association as promulgated by the Board of Directors by resolution. Failure of payment will result in property owner not being in good standings, therefore not allowing non-property owner to use any facilities. Delinquent fees are subject to the same procedures addressed in paragraph #10. The property owner must stay current with all dues and fees to allow non-property owner to obtain and/or use identification badges.
9. Any and all violations of any of the rental rules of this (section) or (article), or any of the covenants, conditions, restrictions or general rules and regulations of the Association shall be communicated directly to the non-property owner at the address of the subject property and to the property owner at the permanent address listed as aforesaid. Notification to both of these reported addresses shall constitute sufficient notice to the non-property owner and the property owner.
10. If any fine levied in this fashion is not paid pursuant to the general rules and regulations, said fine shall be added to the current and/or assessment account of the property owner and the same shall be collected as any dues, regulations and/or by-laws of the Association, and any judgment rendered pursuant thereto shall be and is hereby considered in lien against the property owner and/or the subject property.

RENTAL RULES AND REGULATIONS

- A. The following rental rules and regulations shall be apply in every instance on any property located within Wallenpaupack Lake Estates Property Owners Association used by a non-property owner.
- B. Any and all uses of property as described in paragraph A, including, but not limited to, rental agreements, agreements of sale, and leases, shall come under and comply with these rental rules and regulations.
- C. Any and all rentals, leases, or uses of property within Wallenpaupack Lake Estates by non-property owners shall be reported in advance by the property owner to Wallenpaupack Lake Estates Property Association.
(Association):
 - 1. At least five(5) days before the occupancy contemplated by paragraph C, the property owner shall present to the Association a copy of the lease or rental agreement or any other written documentation that shall provide for the use of a subject property by a non-property owner, along with established rental fee. Non-compliance will result in a \$100.00 fine.
 - 2. The aforementioned notification by the property owner to the Association shall also include the full names of the lessee and occupants and the permanent address and telephone number of the property owner.
 - 3. At or immediately prior to the commencement of the running of the term of the lease, the non-property owner shall initially obtain from the property owner and all membership badges. thereafter badges can be obtained from the Association. Vehicle I.D. must be obtained from the Association.
 - a. Any costs in connection herewith shall be borne by the non-property owner.
 - b. At the time of securing the aforementioned identification, the non-property owner shall also be provided by the Association with copies of all pertinent Rules and Regulations.
 - c. Notwithstanding anything included herein, the property owner shall also be responsible to provide the non-property owner with the copies of all rules and regulations under which the tenancy may be subject.
- D. Non-property owners shall comply with any and all of the covenants, conditions and restrictions governing the Association and subject properties, the Association by-laws, rules and regulations and any and all duly enacted legislation imposed by the Association during the term of the tenancy.
- E. Under no circumstances shall any properties within the Association be occupied, used, leased or rented by any entity other than a single family unit.
- F. At or before the commencement of the term of tenancy, the (non-) property owner shall pay to the Association, the required occupancy fees then in effect within the Association as promulgated by the Board of Directors. By resolution. Failure of payment will result in Property Owner not being in good standings, therefore not allowing non-property owner to use any facilities. Delinquent fees are subject to the same procedures addressed in rule (J). The property owner must stay current with all dues and fees to allow non-property owner to obtain and/or use identification badges.
- G. Any and all violations of any of the rental rules of this (section) or (article), or any of the covenants, con-

ditions, restrictions or general rules and regulations of the Association shall be communicated directly to the non-property owner at the address of the subject property owner at the permanent address listed as aforesaid. Notification to both of these reported address shall constitute sufficient notice to the non-property owner and the property owner.

- H. The aforesaid notice shall specifically include the nature of the violation and the amount of any fine which may be levied by the Association pursuant to its general rules and regulation. The notice of any fine levied in this fashion shall be handled pursuant to the fine and/or enforcement provisions of the general rules and regulations.
- I. Any fine levied in this fashion, pursuant to this (section) or the general rules and regulations, shall be the sole and exclusive responsibility of property owner.
- J. If any fine levied in this fashion is not paid pursuant to the general rules and regulations, said fine shall be added to the current dues and/or assessment account of the property owner and the same shall be collected as any dues, regulations and/or by-laws of the Association, and any judgment rendered pursuant thereto shall be and is hereby considered in lien against the property owner and/or the subject property.
- K. Nothing herein shall be deemed to limit the Association and its selection of remedies in its attempt to enforce any and all of its rules and regulations, covenants, conditions and restrictions. The Association shall also have the right to seek equitable enforcement of same in the appropriate court.