



Vacation Rental Behavior Policy (Effective 2/15/2020)

Locust Lake Village POA is a residential community comprised of full-time residents with family and children. It is not a community of strictly vacation homes. As a renter, your conduct and behavior is expected to be compatible with what you would expect from your neighbors at home. To avoid any misunderstandings as to what is expected, Locust Lake Village POA is highlighting some of its rules.

Neighbors:

- **When outdoors please consider your neighbors**
- Please be conscious of the noise level.
- Please limit car door slamming especially late at night
- Outdoor fires are permitted if authorized by homeowner. Residents must notify LLVPOA Security prior to starting a fire. Campfires with a flame not exceeding a height of 2' and in a circle 3' – 4' in diameter are permitted as long as **Tobyhanna and Coolbaugh Township burning bans are not in effect**. All fires shall be attended to at all times by a responsible adult. A working water hose must be available and in close proximity to the campfire. No refuse/debris or leaf burning is permitted!
- Please bring all trash to the compactor area.

Vehicles:

- Please drive slowly and carefully.
- The Maximum Speed Limits are posted throughout the Village.
- The maximum speed on any road is 25 MPH.
- Outdoor parking for overnight rentals and day guests shall be limited to available parking areas on the Short-Term Rental Property. In no event shall parking for Short Term Renters and day guests include spaces in any public street, right-of-way, or any lawns or vegetated areas.
- All vehicles must have current valid registration and insurance and must have Locust Lake Village Parking Permit.

Use of Lake, Beaches and Picnic Areas:

- **Please respect the property.**
- Rules & Regulations established for all areas, including beach hours of operation, are posted at the beach areas and must be obeyed.
- No smoking is allowed on beaches. Specially marked areas are provided for smoking.
- Pick up your trash.
- Cooking fires are limited to the grills provided.

Fine Structure for Rules Violation

1 st Offense	Warning and call to owner/ property manager
2 nd Offense	\$150.00 Citation and call to owner/ property manager
3 rd Offense	\$250.00 Citation
4 th Offense	\$500.00 & call to owner/property manager for removal

Upon review, management reserves the right to impose the maximum fine for all incidents that require a police response.

Any incident involving behavior listed in the “Undesirable Behavior” section in Locust Lake Village POA’s Vacation Rental Behavior Policy MAY result in a \$500.00 fine to the property owner and will be considered a violation of Locust Lake Village POA DISORDERLY CONDUCT RULE.

Undesirable Behavior:

The Village has experienced a few people who either ignore what is appropriate or chose to test the bounds of normal and appropriate behavior. For this reason, it is necessary to spell out behaviors that will warrant **IMMEDIATE** intervention and a possible law enforcement.

Behaviors such as but not limited to:

- Fighting
- Belligerent behavior towards neighbors
- Public intoxication
- Excessive, disruptive or objectionable noise including noise levels in excess of what is permitted by LLVPOA Rules
- Use of illegal drugs
- Lewd behavior
- Excessive use of profanity
- Inappropriate sexual behavior

JUST FOR REFERENCE THIS IS THE PROPERTY OWNER RULE

DISORDERLY CONDUCT

Members and their guests, tenants and renters of Locust Lake Village POA are prohibited from intentionally causing a public inconvenience or annoyance by engaging in fighting, threatening or any violent behavior, this also includes making unreasonable noise, using obscene language, or gestures or causing a hazardous or physically offensive environment with any act that serves no legitimate purpose.

At no time should a homeowner engage in verbal or physical altercations with any member of the LLVPOA staff or Board member.