

An Important Reminder to Renters of Timber Trails Homes

Welcome to Timber Trails! We sincerely hope that you enjoy your stay here. Please take advantage of the many recreational activities our Community offers. To help assure that your visit to Timber Trails is an enjoyable one for all concerned, we would like to share with you some information and expectations about your visit. We are a residential, family community of several hundred homes, where we all can enjoy the beauty, peace and serenity of Pennsylvania's Pocono Mountains. We also enjoy each other's company, and do so in an atmosphere of mutual respect. We do have some **rules**, however, as does any private community, and we expect those who visit here to meet the same standards of behavior and to comply with our community rules, just like our other residents. The renter's representative must complete this form and sign below, confirming the renter's having read this disclosure and agreeing to be bound by our community's important rules.

The owner of the property you have rented is a member of the ***Timber Trails Community Association*** (TTCA). All members of TTCA must comply with our rules, which include a set of covenants, administrative rules and Association bylaws. These documents set up our means of governance in Timber Trails as well as limits on behavior. Our standards are reasonable and quite usual in a private community. ***Our community rules apply to all persons who rent Timber Trails properties and to their guests, just as they do to all property owners.***

Many of our important rules are really common sense matters - here are some examples. Please treat all people with ***courtesy*** and all property with ***respect***, so we all may continue to enjoy ourselves while we are here. Please be sensitive, too, about making excessive ***noise***, particularly at night - remember, Timber Trails is located in a beautiful but extremely quiet woodland. Strictly observe our ***25 mph*** speed limit; we have many walkers, hikers and cyclists, including many children, and we are always concerned for their safety and well being. Please ***do not park*** vehicles on any Timber Trails roads, and observe our prohibitions against open ***burning*** and the use of ***firearms***. Dog owners are required to ***leash*** their pets in Timber Trails. This is a partial list of our standards, and is not intended to be exhaustive, only illustrative. A complete set of rules and regulations are contained in the ***Leisure Guide***, which is available at the Administration Office.

We have a team of ***community rangers*** who can assist you if you would like clarification on any of our policies, or who can assist in a variety of other ways should you require help. They are available 24 hours per day and can be reached at 570-646-2550. When necessary, they also help enforce our rules. Failure to meet our community standards may result in a visit from one of our rangers, who will explain the infraction and file a report. If a second visit by a ranger is necessary, the ranger does have the authority to call the police, but only when and if warranted. Any continuing violation could also result in a violator's having to leave Timber Trails.

Thanks very much and please enjoy your stay here.

Signature of primary renter

Date

Print primary renter name

Rental dates

Signature of property owner or agent

Timber Trails property address