

## Timber Trails Community Association Rental Policy & Timber Trails Community Association Rental Agreement

Welcome to Timber Trails! We are looking forward to your visit and hope your stay in Timber Trails is memorable! Timber Trails is a single-family residential community. Some folks live here year-round, some come for the summer and winter weekend and some folks allow rental guests to use their homes. Balancing a diverse usage community like Timber Trails can be complicated. Because of this multi-type usage, Timber Trails has developed a Code of Conduct that applies to all who live or visit Timber Trails. The Code of Conduct is attached, and we urge you to read it, however here are a few key points:

**Noise** - Noise travels.....FAR!! We know you are here on vacation and are enjoying the outdoor amenities that many homes have to offer. Please remember, not everyone around you is on vacation! Some folks need to go to work tomorrow or have small children they need to get in bed. If a noise complaint is called into the Gatehouse a Security Ranger will pay you a visit. If the Ranger is called again, the owner of the home you are renting will be fined. This fine will be passed on to you.

**Speed** - The speed limit in Timber Trails is 25 miles per hour. Yes, that's slow. It's slow for a reason: CHILDREN, BIKERS, WALKERS and other vehicles. Driving 25 miles per hour takes commitment and concentration but is so very important. Timber Trails is a private community that owns its own roads. Yes, we can pull you over and yes you will be ticketed for exceeding the speed limit.

**Open Fire** - Look around you, this is the woods. The news tells us every day about devastating forest fires. We like our forest and want to keep it. Please be extremely careful with campfires and absolutely make sure they are contained and there is a water supply nearby. And certainly, make sure it's out before you leave it.

**Fire Works** - BAD, BAD, BAD. And totally prohibited. Yes, we mean it, and yes sparklers are considered fireworks.

**Garbage** - Again, this is the woods. We have critters. Big and small critters. We have a very large black bear population. They are naughty, lazy and hungry. Unsecured garbage is an invitation to Yogi and his entire family. The owner of your rental home has provided garbage cans and wooden bins for your garbage. Do NOT put garbage in a bag and toss it outside. You will be visited by our four-legged residents. Meeting a black bear on the way out for a walk is traumatizing...trust us on this. Secure the garbage.

**Pets** - If you have brought your dog (with permission of the homeowner of course) please be aware that ALL dogs, yes even 3-pound dogs, must be on a leash and completely under your control when outside. You'll be upset if Rover takes off after Bambi. Don't chance it.

**Social Distancing** - Who knew this would become so much a part of our daily lives? The TTCA takes this very seriously. When you are out walking, biking, going to the amenities, we expect that you will follow all CDC guidelines requiring staying at home if you feel sick, strict social distancing, the wearing of a mask and frequent hand washing and sanitizing. We want to make sure that we do everything possible to keep Timber Trails as safe as possible!

Please take 5 minutes to read the Code of Conduct. Your safety and enjoyment while in Timber Trails is important to us, as is the safety and enjoyment of those around you. Because this is so important, Timber Trails is requiring your signature below and the signature of the homeowner from which you are renting. Please make sure that all those coming with you understand our policies. We thank you for your consideration and wish you a wonderful time in Timber Trails!!

Property Owner \_\_\_\_\_

Guest \_\_\_\_\_

Property Address \_\_\_\_\_

Guest Phone Contact \_\_\_\_\_

Rental Dates \_\_\_\_\_

# VEHICLE REGISTRATION for TIMBER TRAILS GUESTS

As stated in your rental agreement, Timber Trails is a private gated community and we monitor who comes and goes for a reason. We will need to make car passes for you so that once you are checked in through the Gatehouse you can come and go as you please. The Timber Trails homeowner that you are renting from will tell you the number of cars that his or her property can accommodate. Once this form is filled out and signed by both the homeowner and the rental guest, the passes will be prepared. In order to have things ready for your arrival this **form MUST be submitted 72 HOURS prior to your arrival**. Once this is done no other cars will be permitted to come through the gate without written permission from the owner.

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Make of Vehicle    Year    Color    Registered Owner    State    Plate Number

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Make of Vehicle    Year    Color    Registered Owner    State    Plate Number

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Make of Vehicle    Year    Color    Registered Owner    State    Plate Number

Property Owner \_\_\_\_\_ Guest \_\_\_\_\_

Owner Phone Contact \_\_\_\_\_ Guest Phone Contact \_\_\_\_\_

Property Address \_\_\_\_\_ Rental Dates \_\_\_\_\_