



INDIAN ROCKS PROPERTY OWNERS ASSOCIATION, INC.

Of Ledgedale

889 Ledgedale Road, Lake Ariel, PA 18436

PHONE: 570-689-7582

FAX: 570-689-7616

www.Indianrocks.com e-mail: irpoa@Indianrocks.com

Indian Rocks Rental Policy
2018

Effective January 1, 2018 the Board of Directors put a restriction on the amount of properties that can be rented within the community. All property owners may only own two properties for the purpose of renting.

The Board finds that transient lodging adversely impacts the single family residential character of the community by increasing commercial and residential vehicle traffic, parking demand, noise, nuisance and generally effects the welfare of the residents of the community by increasing demand for community services including, but not limited to, public safety and community watch programs. Limiting transient lodging is necessary to maintain the single family residential character of the community and to provide a sense of safety and security in an otherwise stable community of owner occupied residences.

Short Term Rentals

Property owners, who rent their house(s) out for short term rentals as defined below, are required to pay a non-refundable rental fee of \$500.00 per year. The \$500.00 rental fee must be paid by January 31st of the current year or prior to advertising or first rental. The Indian Rocks Short Term Rental Policy / Agreement forms must be submitted for each rental. The owners are required to make the tenant aware and provide them with copies of all the rules and regulations of Indian Rocks. Guest passes for all renter vehicles must be obtained through the office after proper vehicle information is provided. You may not use your homeowner vehicle tags for your renters or your guests.

If the property owner is currently leasing a boat slip from Indian Rocks, their renters may use the slip for a fee of \$10.00 per day, payable to Indian Rocks P.O.A. The renters must provide the Indian Rocks office with their current boat registration and insurance and submit the daily rental fee before their boat is permitted in the slip.

Long Term Rentals

Property owners who rent their house(s) out for long term rentals as defined below are required to pay a non-refundable rental application fee of \$500.00 per rental. The completed Renters Policy & Agreement form, along with the \$500.00 application fee must be submitted prior to the start of the rental period. The owners are required to make the tenant aware and provide them with copies of all the rules and regulations of Indian Rocks.

1. **Violations/Fines** - a fine of \$500.00 (first offense), a fine of \$1,000.00 (second offense) will be attached to the property owners' account for failure to submit all required information as per this policy. If there is a third offense the rental privilege will be revoked in the following calendar year.
2. **Lease Rental** is defined as the occupancy of a home in Indian Rocks by a person or persons other than the registered property owner(s) and their immediate family.
3. **Short Term Lease** is defined as less than a month. A lease agreement is not required; however, a short term rental policy/agreement form must be completed in full and submitted to the office prior to the rental period. (The property owner is the responsible person).
4. **Long Term Lease** is defined as over a month. The tenant may not assign or sublet the lease without the consent of the landlord, which shall not be unreasonably withheld, and without full compliance with said rules and regulations through the association.

Anyone renting their property must provide the renters with car stickers and/or guest passes which are required to be displayed on all vehicles. The property owner must complete the required paperwork for the association before rental term begins. All trash is to be removed by the renter or is to be secured in a proper trash container and then must be removed by the property owner.