

**Walker Lake Shores Landowners Association
100 Walker Lake Road
Shohola PA 18458**

Phone 570-296-7788

Fax 570-296-4603

E-mail: wllassociation@gmail.com Website: walkerlake.com

Office hours: Wednesday and Saturday 9am-2pm

**Homeowners Who Rent Out Their Property Within
The Walker Lake Community**

Due to the many recent changes within the Rule and Regulations for the Walker Lake Community, please be sure that all who rent your property are kept informed and up to date on such changes. It is recommended that copies of "Echoes of Our Lake", as well as a copy of WLLA Rules and Regulations, be provided and kept in such a place so that all who reside Long- Term or Short-Term will be aware of all rules and regulations. Please note per Red Book there are no rentals allowed less than one (1) months. All property owners must be in good standing to rent property.

Airbnb, HomeAway, FlipKey, etc. rentals are not permitted unless the proper guidelines are followed regarding length of stay.

Renting of lots for the use of WLLA amenities is strictly prohibited.

Renting of lots for commercial use is strictly prohibited.

WLLA requires a rental agreement be completed by both the property owner and the tenant. These forms may be obtained at the Walker Lake Office. Tenants will not be issued boat and car stickers or beach passes unless they are registered with the WLLA Office.

The property owners or their designee must submit a copy of the completed WLLA Rental Agreement signed by the property owners and the tenants to WLLA at least seven (7) days prior to the start of the lease or renewal of an existing lease.

The property owners shall pay an administrative fee in the amount of \$150.00 per calendar year for the rental of any WLLA property, plus \$100.00 for every lease (including lease renewals required to be submitted per above), and \$100.00 on the annual anniversary of each lease with a term exceeding one year. All fees are non-refundable and must be paid prior to the start, renewal or anniversary date of the lease. Fees are subject to change without notice.

It is the property owner's responsibility to advise said tenants of any changes throughout the year that occur within The Walker Lake Community. *Ultimately, it is the owner's responsibility for what happens on their property.*

Tenant definition:

Long-Term: Any tenant that will reside/lease the property for one (1) or more years.

Short-Term: Any tenant that will reside/lease the property for one (1) months to less than one (1) year.

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Rental Rules and Regulations

Property owners who rent their homes on either a long-term or short-term lease are responsible for the following:

1. Annual submission of the WLLA Rental Packet for long-term lease.
New submission of the WLLA Rental Packet must be submitted for every short-term lease. Packet must include the following information:
 - A. Copy of a legally enforceable lease agreement
 - B. Proof of homeowner's insurance coverage
 - C. Number of adults living in house
 - D. Full name(s) of all adult tenants
 - E. Current phone number for both tenant(s) and property owner
 - F. Current email address for both tenant(s) and property owner
 - G. Current mailing address for property owner
 - H. Number of cars including make, model, license plate
 - I. Any pets i.e. dogs- breed and how many
 - J. **A signed receipt will be required from the property owner and renter stating they received a copy of the Red Book**
3. Property owner is responsible to correct any unsightly conditions of the property created by the tenant
4. Property owner is responsible for any tenant vandalism and/or any other violation of the WLLA Rules and Regulations.
5. There is no renting of non-developed or isolated lots as this consists of commercial use of the property and is explicitly forbidden by the deeds of all community developments. Any/all violations will be subject to fines added to their assessment statement.

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RENTAL PROPERTY FORM

PROPERTY OWNER INFORMATION

Property Owner's Name(s): _____

Property Owner's Current Address: _____

Property Owner's Mailing Address: _____

Property Owner's Telephone Number: Home: _____ Cell: _____

Business: _____ Property Owner's Email: _____

Address of rental property: _____

TENANT(S) INFORMATION

Tenant(s) Full Name: _____

Number of adults living at property: _____ Number of children (16+) living at property: _____

Tenant(s) Telephone Number: Home: _____ Cell: _____

Business: _____ Tenant(s) Email: _____

Number of Vehicles at property: _____ Make/Model: _____

Tenant(s) Vehicle License Plate(s): _____

Number of dogs living at property: _____ Breed: _____

Duration of Rental Agreement: From: _____ To: _____

Tenant(s) Insurance Company: _____

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RENTAL PROPERTY FORM

I hereby certify that I am responsible for keeping WLLA updated on the terms and conditions of this rental agreement and providing proof of valid rental insurance coverage throughout the term of this rental agreement. I have submitted applicable fees and proof of insurance coverage on this property. Furthermore, I acknowledge that I am responsible for the maintenance and condition of the property and will be held accountable for any acts of vandalism or violation of any WLLA rules and regulations committed by any tenant or day guest of this rental property within Walker Lake Community committed by the tenant.

Signature of Property Owner(s): _____ Date: _____

_____ Date: _____

Signature of Tenant(s): _____ Date: _____

_____ Date: _____

I hereby certify that I have received, read, understand, and agree to comply with the WLLA Rules and Regulations governing the rental of this property.

Signature of Property Owner(s): _____ Date: _____

_____ Date: _____

Signature of Tenant(s): _____ Date: _____

_____ Date: _____

WALKER LAKESHORES LANDOWNERS ASSOCIATION (WLLA)
AMENDMENT TO THE RULES AND REGULATIONS FOR RENTING PROPERTY

PURPOSE: THIS AMENDMENT EXPANDS AND CLARIFIES THE SECTION ON "RENTING PROPERTY" AS IT PRESENTLY EXISTS IN THE RULES AND REGULATIONS OF WLLA "RED HANDBOOK" ON PAGE 12, ITEM 9

1. WALKER LAKESHORES LANDOWNERS ASSOCIATION (WLLA) property owners/members (hereafter referred to as "property owners'/members'") must be in good standing to rent their homes

2. Lease Required

A. The property owners/members or their designee must submit a copy of a fully executed, legally enforceable written lease, signed by the property owners/members and the lessee, to WLLA at least seven (7) days prior to the start of the lease or renewal of an existing lease.

B. The property owners/members shall pay an administrative fee in the amount of \$150 per calendar year to rent out any WLLA property, plus \$100 for every lease (including lease renewals) required to be submitted per above, and \$100 on the annual anniversary of each lease with a term exceeding one year. All fees are non-refundable and must be paid prior to the start, renewal, or anniversary date of the lease. Fees are subject to change without notice.

C. Along with the copy of the fully executed, legally enforceable written lease agreement submitted to WLLA, the property owners/members must also submit the following information:

- The number of people who will be residing at the property owners'/members' house - the maximum number may not exceed two (2) persons per bedroom overnight
- The names of all people who will be residing at the property owners'/members' house
- Telephone numbers for communicating with the renters, as well as a telephone number at which the property owners/members can be reached in case problems arise
- The addresses of all the residents listed, as shown on their vehicle registrations
- The length of tenancy - the beginning and ending dates
- Tenant(s) are required to register their vehicles (State, license plate #) with WLLA
- If on any given date(s) during the rental period, the number of day guests (not including those residing overnight) at a WLLA property owners'/members' rented house will exceed ten (10) people, the following information for each day guest must also be provided to WLLA at least seven (7) days prior to the date(s) that those day guests will be present:
 - The names and addresses of all day guests
 - The vehicles' State and license plate #'s for each day guest

- Acknowledgement that all day guests must have WLLA ID badges/tags to use any WLLA facilities/amenities
- Proof of Rental Insurance coverage
- The property owners/members must also complete and sign a Rental Agreement form and submit it to the WLLA office at least seven (7) days prior to the start of the lease or renewal of an existing lease.

3. Tenant(s) of property from WLLA property owners/members may not sublet the property or any portion of it to third parties and may not assign the lease to any other party.

4. Property owners/members are not allowed to rent their homes for a term of less than one (1) month - no shorter-term rentals are permitted.

5. Any home that is rented must be rented in its entirety and may not be occupied in part by the property owners/members during the rental period.

6. Tenant(s) and day guests shall adhere to all WLLA governing documents, which include any Declarations, Constitutions, Bylaws, and Rules and Regulations - WLLA property owners/members should provide copies of governing documents (Red Book) to renters in order to ensure compliance.

7. Tenant(s) and day guests will be subject to disciplinary or other legal action if they violate any of the governing documents.

8. WLLA property owners/members will also be legally responsible for the tenants' and day guests' actions and may be subject to disciplinary or other legal action.

9. Failure to register a lease and/or each tenants'/day guests' information, as required under Section 2c above, will subject the WLLA property owners/members to a fine of \$100.00 for the first failure to register a lease, plus \$25.00 for each renter/day guest that the WLLA property owners/members fail to register. These fines will double for each additional failure. In addition, failure to comply with, or any violation of, any of the rules relating to the rental of homes by WLLA property owners/members as set forth above, will be assessed a fine of \$50.00 for the first day, plus \$10.00 per day for each additional day that the violation continues. These fines will also double for each additional failure/violation. Property owner is responsible for any and all investigative expenses incurred.

10. This Amendment is effective as of July 1, 2017 for all leases henceforth. Nevertheless, the Rules and Regulations on "Renting Property" that were in effect prior to this Amendment continue to still be in effect, as they have always been.

11. WLLA property owners/members are hereby notified and cautioned that they might also be required to register with Pike County Treasurer to declare room tax and sales tax.