

# **Mt. Maplewood Chalet - Rules & Regulations**

**BY RENTING MT. MAPLEWOOD LODGE/CHALET YOU AGREE TO THE FOLLOWING:**

## **OCCUPANCY**

Guest agrees that no more than 20 persons shall be permitted on the Property at any time during the Rental Term, all of whom shall comply with the conditions and restrictions imposed upon Guest under this Agreement.

## **CONDITION AND USE OF PROPERTY**

The Property is provided in "as is" condition. Rental Agent shall use its best efforts to ensure the operation of all amenities in the Property, such as internet access, satellite or cable TV access or hot tubs, fireplaces as applicable. Rental Agent shall not be held responsible for such items failure to work, but will make every effort to correct any issues as reported as quickly as possible. Guest acknowledges that use of amenities such as hot tubs, pools, spas, fireplaces, decks, and the like may be potentially dangerous and involve potential risks if improperly used, particularly with regard to children and such use is at the Guest's own risk.

Guest shall use the Property for residential purposes only and in a careful manner to prevent any damage or loss to the Property and keep the Property in clean and sanitary condition at all times. Guest and any additional permitted guests shall refrain from loud noise and shall not disturb, annoy, endanger, or inconvenience neighbors, nor shall Guest use the Property for any immoral, offensive or unlawful purposes, nor violate any law, association rules or ordinance, nor commit waste or nuisance on or about the Property.

## **DEFAULT**

If Guest should fail to comply with the conditions and obligations of this Agreement, Guest shall surrender the Property, remove all Guest's property and belongings and leave the Property in good order and free of damage. No refund of any portion of the Total Rental Fee shall be made and if any legal action is necessary, the prevailing party shall be entitled to reimbursement from the other party for all costs incurred.

## **ASSIGNMENT OR SUBLEASE**

Guest shall not assign or sublease the Property or permit the use of any portion of the Property by other persons who are not family members or guests of the Guest and included within the number of and as permitted occupants under this Agreement.

## **RISK OF LOSS AND INDEMNIFICATION**

Guest agrees that all personal property, furnishings, personal effects and other items brought into the Property by Guest or their permitted guests and visitors shall be at the sole risk of Guest with regard to any theft, damage, destruction or other loss and Rental Agent shall not be responsible or liable for any reason whatsoever.

Guest hereby covenants and agrees to indemnify and hold harmless Rental Agent and their agents, owners, successors, employees and contractors from and against any costs, damages, liabilities, claims, legal fees and other actions for any damages, costs, attorneys fees incurred by Guest, permitted guests, visitors or agents, representatives or successors of Guest due to any claims relating to destruction of property or injury to persons or loss of life sustained by Guest or family and visitors of Guest in or about the Property and Guest expressly agrees to save and hold Rental Agent harmless in all such cases.

## **RELEASE**

Guest hereby waives and releases any claims against Rental Agent, the Property owner and their successors, assigns, employees or representatives, officially or otherwise, for any injuries or death that may be sustained by Guest on or near or

adjacent to the Property, including any common facilities, activities or amenities. Guest agrees to use any such facilities or amenities entirely at the Guest's own initiative, risk and responsibility.

## **ENTRY AND INSPECTION**

Rental Agent reserves the right to enter the Property at reasonable times and with reasonable advance notice for the purposes of inspecting the Property or showing the Property to prospective purchasers, renters or other authorized persons. If Rental Agent has a reasonable belief that there is imminent danger to any person or property, Rental Agent may enter the Property without advance notice.

## **UNAVAILABILITY OF PROPERTY**

In the event the Property is not available for use during the Rental Term due to reasons, events or circumstances beyond the control of Rental Agent, Rental Agent will apply due diligence and good faith efforts to locate a replacement property that equals or exceeds the Property with respect to occupancy capacity, location and value that meets the reasonable satisfaction of the Guest. If such replacement property cannot be found and made available, Rental Agent shall immediately return all payments made by the Guest, whereupon this Agreement shall be terminated and Guest and Rental Agent shall have no further obligations or liabilities in any manner pertaining to this Agreement.

## **ADDITIONAL TERMS TO THE RENTAL AGREEMENT:**

**1. SMOKING POLICY: NO Smoking indoor. Any evidence of smoking (butts/smell) will result in \$200.00 remediation charge.**

2. GENERAL: The guest is responsible for all other occupants using the premises and agrees not to have any more than 16 people staying overnight (unless agreed to by owner). No more than 20 people are allowed on the property at any time - no large parties.

3. CLEANING: The property will be inspected and cleaned after your departure. Please leave the property in the same general condition that you received it by making sure that the kitchen and bathroom are left clean, the house is neat/orderly, the outdoor furniture is in place, toys, all items put away, and all trash/recycling has been taken out to the bins in the driveway. Complete each task on the check-out day list provided.

4. GUESTS' LIABILITY: Guest agrees to accept liability for any damages caused to the property by the guest or the guest's guests, and for any items lost or stolen by guest or guests' guests. If damages are in excess of the security deposit being held, guest agrees to reimburse the owner for costs incurred to repair or replace damaged or missing items, including any administrative fees and time associated with repairs or replacement at the rate of \$25/hr.

5. SLEEPING CAPACITY / DISTURBANCES: Guests and all other occupants will be required to vacate the premises and forfeit all monies paid for any of the following: A: Occupancy exceeding the sleeping capacity of 20 people (unless pre-approved). B: Using the premises for any illegal activity. C: Causing damage to the property or to any of the neighboring properties. D: Any acts which interferes with the neighbors' right to quiet enjoyment of their property.

6. GUESTS' RESPONSIBILITY: Guest is responsible for locking all doors and windows upon every temporary or permanent departure. Guest is responsible for returning all bicycles to their shed spots and locking them after each usage.

7. HOLD HARMLESS: The owner does not assume any liability for loss, damage or injury to any persons or their personal property. Guest agrees to hold harmless the owner for any loss or damage caused by weather conditions, natural disasters, acts of God, or other reasons beyond their control.

8. HOT TUB: Guest agrees that they are fully aware that swimming and the usage of hot tub can be dangerous, and guest hereby holds harmless the owner of above said property for any and all claims, demands and causes of action by reason of any injury or whatever nature which has or have occurred, or may occur to the guest, or any of his/her guests as a result of, or in connection with the usage of hot tub made available by this property for their use. Children must be supervised by an adult, consult your pediatrician first. Pregnant women, elderly, persons with high or low blood pressure, diabetes or heart

disease should consult a doctor before using. Do not use glass, alcohol, narcotics or medications. Do not use if above 104 degrees. Please replace cover when not in use.

9. PETS: Pets must be attended at all times inside and outside. Guest must clean up dog hair and food from house, and poop from yard and neighborhood. Any damage from pets will be deducted from security deposit. Guest is fully responsible/liable for pet's behavior on the property. Owner is not liable for any injuries or damage caused by pets. Excess dirt, pet hair or otherwise will result in \$100.00 heavy cleaning charge.

10. TERMS AND CONDITIONS: The guest, for himself/herself, his/her heirs, assignors, executors, and administrators, fully releases and discharges Owner of above said property from any and all claims, demands and causes of action by reason of any injury or whatever nature which has or have occurred, or may occur to the guest, or any of his/her guests as a result of, or in connection with, the occupancy of the premises and agrees to hold the Owner free and harmless of any claim or suit arising therefrom. In any action concerning the rights, duties or liabilities of the parties to this agreement, their principals, agents, successors, or assignees the prevailing party shall be entitled to recover reasonable attorney fees and costs.

**11. By booking this rental, The guest hereby acknowledges and agrees to the terms in this document.**

*MOST IMPORTANTLY - Have fun, relax and enjoy yourself! And don't be freaked out by the fine print. There have been no problems whatsoever; nobody has drowned, sprained an ankle, been carried off by a bald eagle or has been eaten by a bear, fox or deer. No future renter wants to find something broken and we want everything in order for you, our next renters, our home and our family. Please let us know if something happens ASAP and we will find a solution together.*

- Must be at least **25** years old to rent.
- Leave the house as you found it - keep it tidy and do not move furniture.
- We love traveling with our dog - so we allow responsible and experienced pet owners to bring along their dogs.
- Be respectful of our wonderful neighbors. All outdoor noise after 10:00pm should be kept to a minimum.
- When using the fireplace, check the fan. It should be on when in use and off when not in use.
- Please do not flush anything except toilet paper down the toilet.
- After eating outside, always bring food and dishes inside. Never leave dishes outside overnight. This is an invitation for pests, critters and bears to dine on the porch.
- Keep grills and fire pit covered when not in use to avoid water and rust damage
- Garbage must be disposed of at designated trash location or minimum \$25 removal fee + \$3/bag of garbage.
- Fees for gate cards/amenities are not included in rental costs. Those are paid directly to Arrowhead Lake.
- The OWNER cannot be responsible for any changes of hours or closures for repairs to any of the amenities.
- *We highly recommend opting into Cancel For Any Reason, Damage & Travel Insurance available at: <https://mtmaplewoodlodge.rentalguardian.com>*

Sincerely,

**Mt. Maplewood Lodge**

## SHORT TERM RENTAL LEASE AGREEMENT

THIS SHORT TERM RENTAL AGREEMENT hereinafter referred to as "Lease", made and entered into this      **th day of** \_\_\_\_\_, \_\_\_\_\_ by and between Efrain Cortez and Anthony Zuco, hereinafter referred to as "Owner," and hereinafter referred to as "Renter," hereby rents from Owner and grants to Renter pursuant to all state laws, the vacation residence described below in its present condition, under the terms herein stated. Unit information, rental rate and other financial data is set forth on this lease.

**Property: Mt. Maplewood Chalet – Arrowhead Lake (6 Bedrooms & 3 Bathrooms) #** \_\_\_\_\_

Name: Efrain Cortez & Anthony Zuco    Address: 2087 Lehigh Drive, Pocono Lake, PA 18347

**Lease Period:** \_\_\_\_\_ to **End date and time:** \_\_\_\_\_

<p><b>Owners:</b> Efrain Cortez &amp; Anthony Zuco                  Address: 88 Harvard Ave                  City: Maplewood                  State: New Jersey    Zip: 07040</p> <p><b>CONTACT INFORMATION: Ricky Cortez</b>                  Phone: _____                  Email: _____</p>	<p><b>PLEASE FILL OUT COMPLETELY - PLEASE PRINT</b></p> <p><b>Renter</b>  <b>Full Name:</b> _____                  Address: _____                  City: _____ State: _____ Zip: _____                  Cell Phone: _____                  Email: _____                  Alternative Cell Contact: _____</p>
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**Rental Amount:** Renter agrees to pay the following sums of money to Owner in consideration of this lease:

Breakdown

Payables

Rent (Mt. Maplewood Chalet)	\$
Cleaning/Service fee	\$
State Tax (6%) + Local (3%)	\$
Security Deposit	\$
<b>Total</b>	<b>\$</b>

Rental Deposit (Mt. Maplewood Chalet)	\$
Balance due (by _____ via check)	\$
<i>*Deposit returned upon verification</i>	
<b>TOTAL TO US</b>	<b>\$</b>

***Email/Mail the contract (initialed and signed), remember to include the deposit AND A PHOTOCOPY OF YOUR DRIVER'S LICENSE to: Efrain Cortez, 88 Harvard Ave, Maplewood, NJ 07040***

Upon deposit, Owner agrees to ensure that the vacation time is in the name of the Renter and to notify Renter of this. Renter agrees to confirm the reservation with the owner of the property and that it has been made accurately.

Please Note: **Fees for gate cards/amenities are not included in rental costs.** Those are paid directly to Arrowhead Lake Association. The OWNER cannot be responsible for any changes of hours or closures for repairs to any of the amenities.

**1. ADVANCE RENT PAYMENT:** The amount specified as the advance payment sum set forth herein, which includes one-half (1/2) of the gross rental rate, (1/2) of the security deposit, and this signed lease agreement must be returned to Owner within 7 days after the same has been forwarded to you or the reservation will be automatically canceled with no further notice. This agreement shall not be binding unless and until the Owner has received the amount specified and all checks have cleared the bank. *Checks should be made out to "Efrain Cortez".*

**2. BALANCE:** Balance due including taxes, any handling fee, security deposit and any and all fees for goods or services as shown, must be received by Owner Thirty (30) days prior to arrival and may be paid by personal check, money order, or cashier's check. **NO PERSONAL CHECKS OR COMPANY CHECKS WILL BE ACCEPTED WITHIN THE 30 DAY PERIOD PRIOR TO CHECK IN.** A \$25.00 handling fee will be charged for all returned checks. For reservations made less than 30 days from check in, all funds or TOTAL, as shown are immediately due. **ALL RESERVATIONS MUST BE PAID IN FULL PRIOR TO CHECK IN. A VACATION RENTAL AGREEMENT MUST BE SIGNED PRIOR TO CHECK IN.**

**3. ALL ADVANCE PAYMENTS, RENT BALANCES, SECURITY/DAMAGE DEPOSITS AND ALL OTHER RECEIPTS FROM TENANT ARE HELD BY THE OWNER.** All Security Deposits will be returned within thirty (30) days of termination of occupancy, less any deductions authorized pursuant to the terms of this agreement.

**4. CANCELLATIONS/TRANSFERS:** A notice of cancellation must be received in writing. In case of cancellations, no refund of rents or securities paid shall be issued until the cancellation period is re-rented and confirmed. If the property is not re-rented, all rents paid, processing fees and taxes shall be forfeited as damages.

**NO REFUNDS FOR WEATHER RELATED CONDITIONS    \_\_\_\_\_ x INITIAL**

5. **PETS:** are not permitted unless written consent has been received from the owner. Pets are allowed with a non-refundable pet fee. NO PUPPIES or CATS. Pets, when permitted are to be well taken care of (i.e. no pet hair, waste disposed of and no property damage) Violation is grounds for immediate termination with no refunds of rent, tax or deposit. **PET POLICY \_\_\_x INITIAL**

6. **ALL RENTALS ARE TO FAMILIES AND RESPONSIBLE ADULTS ONLY:** No high school, college or civic groups, chaperoned or not, are permitted. Violation is grounds for immediate termination. Properties are patrolled on a regular basis. Tenant acknowledges that he/she will personally occupy the property for the entire lease period and will not sublet any portion of the property. Occupancy restricted to the maximum occupancy as set forth in this lease. Violation of any of these terms shall give right to termination. Tenant agrees that the premises shall not be used for any illegal or unlawful purpose. Occupancy and use of the premises and common areas (Community Beach, Tennis Courts, outside grounds etc.) in such a fashion that disturbs or offends other residents shall be deemed grounds for termination and or loss of security deposit. We wish you to have an enjoyable vacation, but you must respect the rights of others in the community. \*Township can impose up to \$1,000.00 per violation or incident per day. Any Violation could be cause for immediate eviction.

7. **SMOKING / FIRE:** Open fires of any sort are strictly **PROHIBITED** and fines incurred relating to this will come out of the security deposit. Fires are allowed in fire pit ONLY. Smoking shall be prohibited in the Leased Premise. The house is equipped with a fire monitoring system and it will activate if any persons attempt to smoke inside the premises. If this alarm is activated, the Fire Department will be dispatched and you will incur a fine. Please also throw away all cigarette butts. NO CAMP FIRES after midnight! NO FIREWORKS! **SMOKING POLICY/RULES \_\_\_x INITIAL**

8. **FURNISHINGS/PARKING:** House is equipped and furnished to the Owner's taste and is set up for light housekeeping. Mattress pads, pillows, blanket and bedspreads are provided. **TENANTS MUST PROVIDE (OR RENT) BED SHEETS, PILLOW CASES & TOWELS.** There is a limit of 9 cars and there is no parking on the road. **LINEN AND VEHICLE POLICY \_\_\_x INITIAL**

9. **CARE OF PROPERTY:** PLEASE CHECK POOL CUES UPON ARRIVAL AND REPORT ANY BROKEN CUES TO OWNER IMMEDIATELY. **DO NOT MOVE ANY FURNITURE INCLUDING POOL TABLE.** Tenant is expected to care for the property as if it were their own. In additions, Tenant acknowledges that unless Owner is notified on day of check-in of any damage or cleaning concerns, then thereafter, all damages or concerns to the property during the occupancy will be Tenants responsibility and must be reported to OWNER. Tenant must leave the property in a clean condition to include the following: All dishes washed and put away. All floors free of debris. All doors and windows closed and locked. All damage reported to the OWNER. Administration charges for damage are \$25/hr. House must be left the same as you found it, the cleaning company will charge for any extreme cleaning and these charges will be passed along to the Tenant. Failure to abide by the established cleaning policy will result in monies being deducted from your Security Deposit. No telephone charges. Garbage must be disposed of at designated trash location or minimum \$25 removal fee + \$3/bag of garbage. **GARBAGE/CARE POLICY \_\_\_x INITIAL**

10. **TELEPHONE:** is provided and Tenant may make unlimited national calls. Owner will accept no toll phone charges.

11. **FIREWORKS/GRILLING POLICY:** FIREWORKS OF ANY SORT ARE STRICTLY PROHIBITED AND YOU WILL INCUR LARGE FINES IF YOU USE FIREWORKS. This is strictly enforced! Grilling is permitted only on grill installed on property. Please DO NOT MOVE THE GRILL. THE OWNER IS NOT RESPONSIBLE TO KEEP THE PROPANE TANK FULL. The Tenant will NOT be reimbursed for the purchase of any propane for the grill. IT IS THE RESPONSIBILITY OF THE RENTER TO MAKE SURE THAT EVERYONE IN THE HOUSE IS AWARE OF THIS. **GRILLING / FIREWORKS POLICY \_\_\_x INITIAL**

12. **JACUZZI / HOT TUB WAIVER:** Use of hot tub on above mentioned property is at your own risk. Your signature on this form indicates your agreement that The Owner is not responsible for any accidents or any issues relating to the tub's use. Your signature also indicates that you have shared this information with your group and that all understand the risks involved with using a hot tub. You are responsible to make sure that everyone in your group follows the hot tub rules. Please make sure you shower BEFORE using the hot tub. Please make sure that any lotions or hair gels are washed out. The hot tub is maintained between each rental so you should not have to adjust chemicals if you are following the above instructions. Please check the hot tub upon arrival. If you feel that anything needs to be addressed with the tub, please call within 1 hour of your check in time. If someone needs to come after the 1 hour window, there will be a charge. Please note the rental rates for this property **DO NOT** include the hot tub. This amenity is in addition to the home, so if by unforeseen circumstances the tub stops functioning prior to, or after your arrival, the Owner will make all efforts to arrange for service for the tub as quickly as possible, but no refunds or rebates will be made to the tenant. **JACUZZI / HOT TUB POLICY \_\_\_x INITIAL**

13. **LOCKED AREAS** for which Tenant is not provided a key, such as OWNER'S personal storage areas, are exempt from this lease agreement and are off limits to the Tenant. Forced entry into these areas is cause for immediate termination and possible prosecution. Tenant will be charged for any damages and missing items. Garage area is monitored, for Owner use only unless approved for Utility room access.

14. **APPLIANCE MALFUNCTIONS** or service requests for televisions, hot tubs, appliances etc...will be responded to as quickly as possible. There are no rebates or refunds issued to Tenants for any reason as every good faith effort is made to insure the property is maintained to highest standards. NOTE WE DO NOT PROVIDE ICE MAKERS.

15. **IN THE EVENT** that the Owner is unable to deliver said property to Tenant under this lease agreement prior to occupancy because of fire, eminent domain, act of nature, delay in construction or any other reason whatsoever, Tenant hereby agrees that Owner's sole liability as a result of these conditions is a full refund of all consideration previously tendered by Tenant. Pursuant to the terms of this lease, Tenant expressly acknowledges that in no event shall Owner be held liable for any consequential or secondary damages, including but not limited to, any expenses incurred as a result of moving for any damage, destruction or loss.

16. **TRANSFER OF PROPERTY** Should the present Owner transfer title to the real property, which is subject to this lease, the Owner is obligated to disclose to the Grantee certain information regarding existing leases. For rentals which end more than one hundred eighty (180) days after such recording of the interest to Owner's successor in interest, the successor in interest will not be bound for any rents which end more than one hundred eight (180) days after such recording unless they agree to be bound in writing. If such successor in interest does not agree to be bound in writing, you will be notified in writing and will receive a refund of any payments made by you.

17. **LOST, STOLEN OR ABANDONED ARTICLES.** Owner shall NOT have any responsibility for lost, stolen or abandoned items. There will be a \$25.00 fee plus shipping for any returned items. Please tell everyone to remember their cell phone chargers and do a double and triple sweep before vacating.

18. **NOISE (ATV POLICY) PLEASE BE RESPECTFUL OF ALL NEIGHBORS, NO LOUD NOISE AFTER DARK. No radios or music outside. After 10pm at night any activities outside that make noise must be taken inside. This is very important and strictly adhered to. NO ATV'S ALLOWED. Violation of this will result in a termination of your lease. \_\_\_\_\_x INITIAL**

19. **INDEMNITY.** The Tenant agrees to release and indemnify the Owner and His Agent from and against all liability, should anyone be injured upon the premises during the term of the lease, resulting from any cause whatsoever.

20. **TERMINATION.** If the Tenant or any member of his party violates any of the terms of this agreement, the Owner may, at the Owner's sole discretion, terminate this lease with no refund of the used portions of the rents unless the property is able to be re-rented, and may enter the premises and remove Tenant, the members of his party and their belongings. Tenant is notified that they will be subject to an expedited eviction procedure pursuant to the "Vacation Rental Act".

21. **VISITATION PERMISSION:** The Owner or his agent shall have access to the premises during daylight hours of the Rental Period to make repairs.

22. **CHECK IN** will be after 4:00 P.M. on the arrival date. **CHECK OUT** on the date of departure will be by 11:00 A.M.

23. **ACKNOWLEDGMENT.** Tenant acknowledges they have reviewed and understand the terms of this lease and agree to be bound thereby. Tenant acknowledges options for travel and damage insurance at <https://mtmaplewoodlodge.rentalguardian.com>

**Occupancy shall be no more than \_\_\_ persons and \_\_\_ pets. The following people will occupy the premises:**


This document contains the entire agreement between the parties, and any changes, amendments, or modifications hereof shall be void unless the same are in writing and signed by the parties hereto. Renter and Owner acknowledges receipt of a true copy of this Short Term Rental Agreement.

\_\_\_\_\_  
Renter Signature

\_\_\_\_\_  
Print Full Name

\_\_\_\_\_  
Date

\_\_\_\_\_  
Owner Signature

\_\_\_\_\_  
Print Full Name

\_\_\_\_\_  
Date

# ALCA Rules & Regulations Synopsis

The mission of Arrowhead Lake Community Association (ALCA) is to provide an enjoyable, safe and family-oriented environment for all, with the aid of the Community's Rules & Regulations. For your convenience, the following is a synopsis of ALCA's Rules & Regulations.. **Infractions of the rules may result in fines.**

**Gate Cards:** Gate cards are valid only for entry of the vehicle to which they are registered and are non-transferable.

**Amenity Usage:** Everyone 12 and older requires a membership.

**Motor Vehicles:** Speed limits vary and are posted. All standard traffic violations will be enforced and are subject to citation.

**Trash Disposal:** Household garbage and recyclables must be separated and disposed of only at the Trash Collection Center located behind the Welcome Center. Hours of operation are 8 AM - 10 PM. Hours are subject to change during the holidays and inclement weather. *Garbage must be disposed of at designated trash location or minimum \$25 removal fee + \$3/bag of garbage.*

**Pets:** All animals must be leashed and cleaned up after. ONLY Service/Support animals are permitted at the amenities. The animal must be leashed, well behaved, accompanied by the owner and registered with our DPS.

**Fireworks:** Fireworks are prohibited everywhere in the Community, including on private property. Ground and hand-held sparklers are permitted. **Mandatory \$500 fine.**

**Fires:** Outdoor fires are allowed only in a barbecue grill or an elevated, outdoor fireplace with a protective screen to contain sparks. **NO CAMP FIRES after midnight!**

**Recreation Vehicles (RV):** Registered golf carts, motor-driven RVs and motorized pedal cycles may not be operated by anyone under the age of 14. Anyone operating a RV must possess either a valid driver's license or RV Safety Course Certificate issued by ALCA. A driver's license is required for operation of utility vehicles. "ATVs" and dirt bikes are not permitted. Snowmobile operation must conform to state laws.

**Parking:** All vehicles must be parked in designated areas only. Parking is not permitted after 11 PM at any amenity. The only exceptions are at amenities where an ALCA event is in progress.

**Pools & Beaches:** Lifeguards have full authority in matters regarding the safety and conduct of all persons within the aquatic facilities. Swimming in the lake when lifeguards are not on duty is "at your own risk". Children's flotation devices, such as inflatable armbands, life vests or swimsuits with buoyancy aids, may be used when the child is under adult supervision. Water toys, rafts and diving equipment are NOT allowed in defined swimming areas. When a swimming area is contaminated by bodily waste, it will be shut down for at least 30 minutes and up to 2 hours for sanitation purposes. Children still in diapers **must** use approved swimming diapers.

**Smoking:** Smoking is NOT permitted within 20 feet of an entrance or inside any facility. Smoking is permitted in designated smoking areas only. This includes E-Cigarettes.

**Boating & Fishing:** Both must conform to all applicable state boating and fishing rules. Gasoline powered boats are NOT permitted.

**Sports:** ALCA sponsored activities have priority on courts or sports playing areas. All courts close at 10 PM. **Noise:** Loud or irritating sound, by either voice or instrument, which disturbs the peace is prohibited.

**Alcohol Usage:** No alcoholic beverages are allowed at any facility or at Community activities unless approved by the Association.

**Fines:** *Members are held responsible for all fines levied against the renter(s) and/or their guests(s) for violations of the Association Rules and Regulations.*

*\* Township can impose up to \$1,000.00 per violation or incident per day. Any Violation could be cause for immediate eviction.*

## Guest access

The community has numerous amenities for guest but mandatory fees 5.00 per day per person/15.00 per vehicle per entire stay 20.00 one time service fee. Please very important. I have no control of these fees. If you are elderly and will not use facilities let them know at the reservation time. Case by case basis. Thank you for understanding.

- The main (grand) lodge which contains a gym, library, pool room, patio, and event space (contains Wifi).
- 4 private beaches with docks (for boats and fishing), playgrounds, and picnic facilities (tables and grills).

- 2 large lakes (access to fishing w/ license obtained at welcome center)
- 3 swimming pools
- Tennis courts, basketball courts, volleyball court
- Available for rent: canoes, rowboats, paddle-boats, fishing equipment, bicycles)
- Additional lodge with pool tables, foosball, air hockey, computers
- "Arrowhead Lake Community Association" lists its rates, discounts and amenities.

#### Interaction with guests

We would love to share our vacation home with you, and look forward to being your hosts in the Pocono Mountains! We are readily available for contact by phone/text in case of any questions.

#### Other things to note

## Arrowhead Lakes Community Association fees:

Temporary Membership is required starting in May for people over age 12 in this exclusive, gated community to use and maintain the private roads, sewer, garbage facilities, security, pools, playgrounds, lakes boats, fishing, lodge, recreation center, fitness center, game room, basketball & tennis courts, etc. Amenities:

<https://arrowheadlakepa.net/amenities-1/>

#### TEMPORARY MEMBERSHIP:

- - \$20 ALCA registration transaction fee (*one time fee for the entire group*)
- - \$15-per-vehicle gate card fee
- \* We need info for all cars 1 week before rental.
- \*\* Please Submit Form ASAP <http://bit.ly/ALCA-Car-Info>
- \*\*\* (ALCA charges \$25 fee if late).
- - \$2/pp/day or \$10/week off-season (*optional Jan - April 2020*)
- - \$5/pp/day age 12 and older. (MANDATORY Starting in May 2020)
- - **CHILDREN UNDER 12 FREE!!!**

#### RULES & OPTIONAL ADD-ONS

- All Guests must be at least 25 years of age, unless accompanied by their parents/guardians.
- Fees for each pet (*max: 2 - \$25/day per pet*)
- Linen rental services available
- Cancel For Any Reason, Damage & Travel Insurance available at: <https://mtmaplewoodlodge.rentalguardian.com>

*I hereby state I have reviewed and read all the rules and regulations above and by signing the lease, agree to have our group abide by all Arrowhead Lake Community Association and lease terms.*