

THUNDERBIRD POINT

OWNERS' ASSOCIATION



RULES AND REGULATIONS

Short Term Rental Policy and Guidelines

Short Term Rentals (STRs) have become very popular in the last few years and have become a HOT TOPIC. STRs are defined as renting/leasing a single-family residence dwelling for 30 days/nights or less and are typically managed by online services such as *Vacation Rentals By Owners (VRBO)*, *AirBNB*, *Hometogo*, *Homeaway*, etc.

Texas law does not currently prohibit this concept as a single-family residence property owner, but **responsible hosting** is mandatory to keep the Thunderbird Point Community and nearby residents all happy. We live in a beautiful lakefront community and would like to keep it that way and be respectful of others and their property.

Here are our TPOA Policy and Guidelines for STRs:

SAFETY

- Guests MUST NOT block neighbors' property, driveways, sidewalks, etc. with any vehicle of any type and not park on someone else's property.
- Due to Thunderbird Point's narrow roads, guest vehicles should not be parked on the sides of the roads. This creates a serious safety problem for first responders such as, the fire department, ambulances, and police to access anyone during an emergency.
- All guest vehicles must be able to park on the existing STR property driveway and garage space. If STR guests' vehicles will not fit in or on STR property, there are too many guests.

Respecting Your Neighbors

- Keep the noise level down especially with large groups and parties.
 - A midnight to 8AM noise curfew should be respected.
- Guests are not allowed on neighboring property. Property Owners are responsible for ensuring guests know STR property boundaries.
- Garbage and trash should be accommodated in refuse containers. The piling of excess trash bags outside or on top of the refuse container(s) is unacceptable due to wildlife getting into bags and trash sitting for days until the refuse companies scheduled pickup. These companies will NOT pick up excess trash outside of their containers. Excess garbage should be hauled off by STR guests. The neighbors should not have to clean up after STR guests.

TPOA Amenities

- Pool, parks, boat ramp/dock are for property owners that are current on annual assessments. These amenities are NOT meant for STR guests use, nor do we have the capacity to accommodate them.
- Outdoor fires are restricted to “on property” fire pits and not allowed during burn bans or on common areas/amenities.

FINES

TPOA reserves the right to assess fines on a case-by-case basis to the STR Property Owners for the following violations:

- Vehicles blocking any other property owners’ access to their home/property - \$500
- Excessive garbage/trash pickup - \$100 and up
- First Responders access blocked - \$1,000 and up
- Police dispatched to STR residence due to disturbance - \$500 and up
- Noise Complaints:
 - 1st offense – Warning
 - 2nd offense - \$100 and up
- Damage to common areas - \$500 and cost of repairs
- Revocation of TPOA access card due to repeated violations

We highly encourage all TPOA Property Owners and guests to be good neighbors and be respectful of neighbors. We do not want to be put in the position to severely restrict STR use in our Governing Documents, as some cities in Texas have done. It is the singular responsibility of the Property Owner of the STR, to ensure their guests abide by these Policies and Guidelines.

Any questions, comments, and/or additions should be sent to your TPOA Board of Directors listed on our website: www.thunderbirdpoint.com.