

THUNDERBIRD POINT OWNERS' ASSOCIATION



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 out 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 neighborhood community, Thunderbird Point Owners' Association (TPOA), and nearby residents all happy! We live in a beautiful lakefront community and would like to keep it that way by being 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 definitely not park on anyone else's property.
- Due to the narrow Thunderbird Point 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 all of STR guests' vehicles will not fit in or on the property, there are too many guests!

Respecting Your Neighbors

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

THUNDERBIRD POINT OWNERS' ASSOCIATION



TPOA Amenities

- Pool, parks, boat ramp/dock are for property owners that are current and paid in full on their annual assessment. 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 pick up - \$100 and up
 - First Responders access blocked - \$1,000 and up
 - Police called 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 to your neighbors. We do not want to be put in the position to severely restrict STR use in our Governing Documents, as some cities have had to do. We hope all owners agree with these policies and guidelines, so that we can all enjoy our community and be mindful of others. It is the singular responsibility of the property owner of the STR, to ensure guests abide by these Policies and Guidelines. Some guests have no concern for the long-term atmosphere in the neighborhood. It is the STR property owners' singular responsibility to ensure their guests show adherence to these rules.

Any questions, comments, additions should be sent to your TPOA Board of Directors listed on our website.