

THUNDERBIRD POINT OWNERS ASSOCIATION



www.ThunderbirdPoint.com

Short Term Rental Policy and Guidelines

Short Term Rental's (STR's) have become very popular in the last few years and have become a HOT TOPIC! STR's 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, TPOA, and nearby residents all happy! We live in a beautiful lake front 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 STR's:

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 Thunderbird Point roads being narrow, guest vehicles should not be parked on the sides of the roads. This creates a serious safety problem for first responders such as, TVFD, 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 your guest's vehicles will not fit in or on your property, you have too many guests!

Respecting Your Neighbors

- Keep the noise level down especially with large groups and parties.
- A 01:30 am noise curfew should be respected.
- Do not allow guests on neighboring property. Property Owners are responsible to ensure your guests know your property boundaries.
- Garbage & trash should be accommodated in refuse containers. The piling of excess trash bags outside or on top the refuse container(s) is unacceptable due to wildlife tearing into the bags and 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 your guests. Your neighbors should not have to clean up after your guests!

471 County Road 2603, Pittsburg, TX 75686

President: Marshall Jackson Vice President: Royal Wertz

Treasurer: Denise Powell Secretary: Debbie Thornton

BOARD OF DIRECTORS

Scott Monaghan Don Mays Adam Hearnberger

Kelly Corry John Thornton

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TPOA Amenities

- Pool, parks, boat ramp/Dock are for property owners that are current and paid in full of 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 - \$1000 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 in Texas. We hope all owners agree that 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 your guests abide by these Policies and Guidelines. Some guests have no concern for the long-term atmosphere in the neighborhood. Please ensure that they do!

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

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