

Attachment C to the Rules and Regulations RENTER'S
AGREEMENT

Lot # _____

Name of Renter (s): _____, _____

Age (must be 18 years old or older): _____ Number of occupants: _____

Address: _____

Mobile Telephone Number (s): _____, _____

Vehicle Information for all vehicles used at the TSPOA

Color: Year: Make: Model: License Plate Number:

_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

The undersigned "Renter" is renting property, address _____, Copake, New York which is located within Taconic Shores Property Owners Association, Inc. ("TSPOA"), a private nonprofit homeowner' association. In consideration of TSPOA permitting the Renter to use TPOA's Common Areas (as defined in the Rules and Regulations of TPSOA) which can be obtained from the TSPOA office or found under Governing Documents (found on the TSPOA) website, taconicshores.org). Renter hereby agrees as follows. I will abide by all the rules and regulations of the TSPOA while renting property in the TSPOA. I acknowledge the Rules and Regulations include but are not limited to the following:

1. Members and their guests may use the Lake, beach areas, and all other Common Areas at their own risk, in accordance with these Rules and Regulations and all applicable laws and regulations. No lifeguards or other supervision will be provided at any beach or boat launch.
2. The presence of a red flag indicates that the Lake is not safe for swimming or entering onto the ice. The presence of a green flag indicates that the Lake is safe for swimming in the designated area. Prior to swimming in the Lake, each Member is responsible to make reasonable inquiry and make his or her own decision whether to swim in the lake.
3. No Member, resident, or any other individual may use or possess fireworks, or illegal drugs and/or substances on any common area within TSPOA Property, including but not limited to, the Lake, beaches, boat launches and lakefront. No Member, resident, or any other individual may use or possess alcoholic beverages on property owned by TSPOA, including, but not limited to, beaches and boat launches.
4. All boats shall be registered with TSPOA by a Member before use on the Lake. A decal permit will be issued by TSPOA which is to be affixed to the boat by the Member. Only boats owned by Members are permitted on the Lake. (ABSOLUTELY NO OUTSIDE BOATS OR WATERCRAFT ALLOWED AS THEY MAY TRANSMIT INVASIVE SPECIES INTO THE LAKE)

5. The speed of boats shall not exceed ten (10) mph. All boats shall reduce speed to five (5) mph when passing swimmers, approaching docks, landings or beach areas or any non-motorized watercraft. Boats going around the “moat” of the Island and/or under the bridge to the Island must slow to no more than 5 miles per hour.

6. Motor vehicles in the common area parking lots will be towed if they do not have a TSPOA Member or guest tag prominently displayed in the vehicle. Between November 1st and April 15th, motor vehicles may not be parked on any road owned by TSPOA. Motor vehicles parked on TSPOA roads during this period will be towed at the owner’s expense.

7. Notwithstanding any provision contained in any portion of these Rules and Regulations, no person shall operate a motor vehicle upon any of the roads owned by TSPOA if such vehicle is not required to be operated by a licensed driver and/or be registered by the New York State Department of Motor Vehicles. This shall include, but is not limited to go-karts, dirt bikes, mini-bikes, and the like. This prohibition shall not apply to an operator who operates motorized wheelchairs, mobility scooters, or similar devices out of medical necessity.

8. Except as otherwise provided herein, no tobacco use shall be permitted on the property owned by TSPOA, including, but not limited to, all Common Areas, beach areas, the beach house, etc. TSPOA shall post notices to such effect and establish a schedule of fines for non-compliance. TSPOA may designate specific smoking areas proximate to the beach house and mark such areas with appropriate signage. Members shall be responsible if their guests or renters violate this prohibition.

9. Being thoughtful of one's neighbors is especially important in a community such as TSPOA. Loud noises from televisions, stereo equipment, musical instruments, annoying pets, and other disturbances should always be avoided, especially between the hours of 11:00 pm and 8:00 a.m. There is a noise curfew of 11:00 p.m. No loud noises are permitted any day prior to 8:00 a.m. Please respect your neighbors and keep noise to reasonable levels.

10. Aircraft Prohibited. No aircraft (including drones) may take off or land within TSPOA.

The Renter agrees to release, indemnify and hold harmless the TSPOA from any liability, losses or other damages arising out of or related to the rental of the property or the acts or omissions of the Renter.

 Renter Signature

 Date

 Dates of Rental