



Fairfield at Long Neck Community Homeowner's Association Short Term Rentals (1 – 4 weeks)

Owner Name: _____ **Property Address:** _____

RULES GOVERNING USE OF RENTAL UNITS

1. Only Homeowners are permitted to engage and contract short term rentals of 1 – 4 weeks. Rental agents are NOT permitted to submit requests.
2. **Minimum rental/lease period is one week – 7 nights.**
3. Maximum number of persons permitted per unit is six (6), No more than one (1) person not related to the renter may occupy the premises
4. All renters and guests must comply with **Fairfield Parking Rules:**
 - a. All vehicles must display visitor parking placard on rearview mirror
 - b. Homeowner will provide renter with no more than two (2) visitor parking placard for lot parking. Vehicles without tags are subject to tow.
 - c. On street parking is prohibited and subject to immediate tow at vehicle owner expense

PARKING VIOLATIONS ARE SUBJECT TO IMMEDIATE TOW

5. NO PETS ARE ALLOWED BY RENTERS OR GUESTS

6. Use of HOA swimming pool requires owner authorization and is subject to Fairfield at Long Neck Pool Rules and Regulations
7. Bikes, toys and patio furniture must be stored in the garage when not in use
8. Trash must be placed in the proper container, stored in the garage and placed curbside after 5 pm on Sunday or before pick up Monday and stored by evening the day of collections
9. No loud car stereo, engines or mufflers is permitted
10. Speed limit within community shall not exceed 15 mph
11. No amplified outdoor music
12. Quiet hours between 9 pm and 9 am
13. Gas and or charcoal grills are not permitted on decks or balconies. **Violations are subject to immediate remediation and fines as this is a Fire Marshall regulation.**
14. No golf carts or boats are permitted

Failure on the part of the homeowner to submit or comply with this agreement and/or respond to notice of violation will be subject to fines as follows:

First offense/notice, \$100, second offense/notice \$200, third offense/notice \$500.

Should any of the information conveyed in these rules and regulations be in conflict to any information contained within the rental lease agreement, the information contained herein shall control. Thank you for your cooperation in responding to these questions.

Please send completed copy to:

**Fairfield at Long Neck Homeowner Association
Attention: Patti Shaw
26729 Chatham Lane
Long Neck, DE 19966**

Or electronically to: Patti Shaw – plshaw1017@hotmail.com

Office: (302) 947-2414



SHORT TERM RENTAL AGREEMENT

Owner Name: _____ **Property Address:** _____

TERMS OF AGREEMENT : Minimum 7 nights

Rental Dates: From _____ to _____

Name of Renter: _____

Address: _____

Phone#: _____ **Email address:** _____

Photocopy of driver's license required: attached

VEHICLES: No more than 2 parked in lots. Must display Fairfield placard

VEHICLE #1

MAKE, COLOR & MODEL _____ **STATE & TAG #** _____

VEHICLE # 2

MAKE, COLOR & MODEL _____ **STATE & TAG #** _____

OCCUPANTS: No more than 6. No more than 1 person not related to renter.

NAME(S) OF ALL OCCUPANTS AND AGE IF UNDER 18:

1. _____ 2. _____ 3. _____

4. _____ 5. _____ 6. _____

I have read and agree to the Rules covering use of my unit for short term rentals and understand that I am responsible for fines resulting from violations.

Owner Name (Print): _____

Renter Name (Print): _____

Owner Signature: _____

Renter Signature: _____

Date: _____

Date: _____