

Greensboro Rental Guidelines

As taxes and maintenance costs continue to rise, property owners may find it increasingly necessary to rent. The Greensboro Association felt it would be useful to prepare some voluntary guidelines of good rental practice for both owners and renters. A written rental agreement is preferable as it is obviously clearer than an oral agreement. The agreement should cover, in addition to other provisions, many of the points outlined below. Owners are encouraged to undertake due diligence beforehand and not re-rent to any person or family who violates the conditions of an agreement.

- 1. Liability Insurance: Owners are liable for certain renter behavior and should consider adequate homeowners and liability insurance covering renters.**
- 2. Number of Occupants: The number of occupants during the rental period should not exceed the number specified in the rental agreement. Renters should notify owners in advance regarding extra persons, such as guests, who may be visiting for short periods of time, including those camping out in tents. No condition should be created whereby occupants will overload the number of bedrooms, water supply and septic system.**
- 3. Noise: The sensitivity and location of neighbors should be considered. Evening activities involving noise that could disturb neighbors should end by 10 PM and no noise in the morning before 8 AM.**
- 4. Pets: Pets should be brought only with prior permission. All pets should be properly tagged and be inoculated against communicable diseases, including rabies. Pets should be kept under control at all times and should not be allowed to run free. Owners away from the residence should not tether dogs outside where they can bark and disturb neighbors.**
- 5. Boats: The Greensboro Association has published a brochure that summarizes the Vermont boating laws and regulations that apply to Caspian Lake, which should be given to all renters. Large boats should be launched only from the public beach access. Boats coming from lakes infected with Eurasian milfoil, zebra mussels or water chestnuts must be thoroughly washed before being launched. Large motorboats are**

discouraged due to noise and pollution. Personal watercraft including jet skis are prohibited on Caspian Lake. Renters who want to moor their boats in front of the residence must obtain permission from the property owner.

6. Motor Vehicles: The maximum number of motor vehicles should be specified and should be parked in an assigned area.

7. Property Rights/Rights of Way: Renters and guests enjoying a right-of-way to the lake for swimming or other purposes should respect the privacy of owners across whose properties they go. Young children should be attended by an adult when the right-of-way is exercised.

8. Repairs and Emergencies: Owners should leave a list of emergency numbers for fire, police, ambulance, etc. together with service providers familiar with the property.

Owners should, of course, feel free to include other clauses in the rental agreement as they feel appropriate to their property.

The Greensboro Association

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