



Townhouse Association

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**RENTAL STANDARDS
FOR RENTAL AGENCIES AND TOWNHOUSE OWNERS**

1. No townhouse unit may be rented by more than six (6) people for a two-bedroom unit, and eight (8) people for a three-bedroom unit. These numbers include both adults and children.
2. Renters may occupy only two parking spaces. They should not park in front of other neighbors' townhouses. Additional vehicles must use overflow parking in the court or designated parking in RV or marina areas, as no boats, motor homes, trailers, campers, trucks over one (1) ton, or any commercial vehicles are allowed to park in the townhouse areas. The rental agency/townhouse owner should advise guests where these designated areas are located.
3. The rental agency/townhouse owner should advise renters that full-time residents live in the townhouse areas and that inappropriate behavior which disturbs the peace and privacy of neighbors is strictly forbidden.
4. The rental agency/townhouse owner is to be responsible for posting in the kitchen of a rental unit a list of townhouse regulations for garbage/trash disposal, parking, guest behavior, etc. This is to be done in addition to any "packet" the rental agency might provide the guests.
 - a. In the event there is more garbage/trash left by the guests than the unit's trash can will hold, guests should be advised to leave this in the unit, in a tied bag, to be removed by the cleaning people. Cleaning people should be instructed by the rental agency/townhouse owner **not** to place these bags of trash into the bins, as an overflow in the bins attracts birds and wild animals and leaves a mess for full-time residents to contend with. Also, this is in violation of the Arkansas Anti-Litter law, which will be enforced by the police department.
5. The rental agency/townhouse owner is to be aware that quarterly pest control is encouraged.
6. The rental agency/townhouse owner should provide a 24-hour phone number in the event of the need to notify them of a problem.
7. In the event of a long-term renter (30 days or more), the townhouse owner or rental agent is to notify the Townhouse office of the name and phone number of the renter.
8. Pets, where allowed, are to be on leashes at all times when out of doors. Pet owners are responsible for cleaning up after their pets.
9. The owner has the ultimate responsibility for the conduct of short- or long-term renters. If the owner relinquishes this responsibility to the rental agency, it is advised that the THA be notified.

Adopted by the THA Board _____