

Name of Property: Stone Anchor Farm

STR License: STN-22-9

Maximum Occupancy: 10



RULES AND REGULATIONS FOR PROPERTIES LOCATED IN TALBOT COUNTY

In accordance with the Talbot County Code, Section 190-20L, use of a primary dwelling unit for the purpose of commercial transient rental located within Talbot County must comply with the following rules and regulations:

1. Maximum occupancy of this site during period of short-term rental is 10. County compliance officers have the right to stop by at any time to ensure the properties are being used in accordance with the license. If found to have more than the maximum number of guests anywhere on the property, or if there are individuals present that are not listed on this lease agreement, you will be subject to a fine.
2. This unit, the property, or any associated appurtenances shall not be used for any wedding, rehearsal dinner, reception, banquet, corporate retreat, fundraiser or similar activities that would exceed the maximum persons permitted to be on site associated with an STR. Violators will be fined.
3. Use of this unit is subject to short-term rental operating guidelines and license application requirements of the Talbot County Code.
4. In addition, this rental is required to comply with the following codes, regulations and requirements administered by the State of Maryland Department of Health and Mental Hygiene: COMAR 26.04.02 – On-site sewage disposal systems and COMAR 26.04.04 – Water Supply.
5. This unit shall comply with the International Residential Building code, Section R310 (Emergency Escapes and Rescue Openings), R311 (Means of Egress), R314 (Smoke Detectors) and shall be equipped with fire extinguishers in the kitchen and any other area in which flammable or combustible materials are kept or stored.
6. Short-term rental is limited to the primary or accessory dwelling, as applicable, but not for both.
7. Three (3) night minimum stay for all short-term lease holders.
8. All STR Vehicles shall use off street parking spaces provided on property.
9. Subleasing of this unit is prohibited.
10. All pets (if allowed) shall be leashed or confined at all times.
11. Noise levels shall comply with the requirements of the Talbot County Code; No outdoor noise between the hours of 10pm and 7am.
12. Fireworks are prohibited.
13. Possession of firearms on property and hunting of any kind is strictly prohibited.
14. A copy of the lease shall include all conditions, restrictions, and limitations imposed on the short-term rental, or any physical condition or approved waiver granted to a rental property. A copy of the lease shall be available on-site at all times of rental use and made available to Code Enforcement Officers upon request. This agreement can be found in the Guest Portal and via the Confirmation Email.
15. Occupants shall be aware of all property boundary lines and respect the private property rights of adjoining landowners.
16. Violations of these rules including but not limited to the following will lead to eviction, immediate forfeiture of rent, and a fine: subletting, activity constituting a nuisance which is offensive or disruptive; bringing pets onto premises of non-pet friendly properties without written permission; exceeding maximum occupancy or hosting guests not listed on the agreement; destruction of Property; illegal use of Property or conduct of illegal activities on properties. Any cause of eviction will result in the forfeiture of rent. Upon discovery by any member of our management team that an event is occurring or has occurred during your stay, a \$2,000.00 fee, plus damages, will be assessed to your account. Properties are regularly patrolled and monitored.
17. For access to the property from a private road:
 - a. If a speed limit is posted, follow as directed. However, because of unfamiliarity of a private road, it's advised that speeds should never exceed more than fifteen (15) Miles Per Hour
 - b. Speeds should not exceed ten (10) Miles Per Hour on a gravel road.
 - c. Only go off the private road in the event of an emergency.
 - d. Be patient! If the road is one way, wait for the other vehicle to pass. Don't try and squeeze past.
18. For all properties mapped within the Critical Area Overlay (CAO) District: The Critical Area is a resource protection area to help improve the water quality of the Chesapeake Bay. The State of Maryland and Talbot County have special regulations in place to preserve and protect the sensitive environmental features and species located in and around this property. Do not disturb, cut, or clear trees, shrubs, or other natural vegetation on this property without approval from Talbot County Planning and Zoning (410-770-8030).