

Name of Property: Oyster Haven

Maximum Occupancy: 16



RULES AND REGULATIONS FOR EASTERN SHORE VACATION RENTALS PROPERTIES

Short Term Rental Tenant's Rights, Duties and Obligations

1. Maximum occupancy of this site during period of short-term rental is 16. 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. Use of this unit is subject to short-term rental operating guidelines and license application requirements of the County Code.
3. 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
4. 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.
5. All STR vehicles shall use off-street parking spaces provided on subject lot.
6. Subleasing of this unit is prohibited.
7. 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 the short-term rental. Violators will be fined.
8. All pets (if allowed) shall be leashed or confined at all times.
9. Noise levels shall comply with the requirements of the County Code with no outdoor noise between 10pm and 7am.
10. Fireworks are prohibited.
11. Possession of firearms on property and hunting of any kind is strictly prohibited.
12. Occupants shall be aware of all property boundary lines and respect the private property rights of adjoining landowners.
13. 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.
14. 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.