

WPOA GUEST POLICY GUEST/RENTER USE OF WPOA FACILITIES

All WPOA members in good standing will receive two guest passes and two guest parking permits each year. These should be requested at the same time as car and boat stickers

WPOA members in good standing may invite guests/renters to use the WPOA Amenities including but not limited to: beaches, parking areas, club house, walking trails. Wildwood non-members, and members not in good standing, may not use WPOA amenities or invite guests or renters to use WPOA facilities. WPOA members in good standing may NOT transfer member rights or guest privileges to non-members or a non-member's family members or to members not in good standing or their family members.

* If a WPOA member is not present with guests at a WPOA facility, the guest must have a bona fide guest pass with them at the facility. If more than one guest will be together in one area without the member, just one pass is needed for the entire group.

If a guest parks at a WPOA parking facility, a bona fide parking permit must be displayed on the driver's side of the dash board. (No permit is needed to drive on WPOA roads or to park on member's private property.)

Guest passes and guest parking permits will be reissued annually, along with vehicle and boat stickers. They will be on card stock and laminated for durability.

All guests are required to adhere to all WPOA rules and regulations. WPOA members are responsible for advising guests of such rules and regulations. WPOA members are highly encouraged to post the printed RULES AND REGULATIONS, in their cottages, where they can be read by guests. The WPOA reserves the right to revoke the guest pass of anyone not following the WPOA rules and regulations, related policies and/or the laws of the State of Massachusetts.

Valid guests may NOT invite guests of their own.

Guests may NOT bring in outside boats. Please allow your guests to use your boats that are registered and stickered.

If more than 10 guests will be present at any given time at a WPOA facility, a WPOA member MUST be present. The WPOA member MUST advise the WPOA OFFICE so that special arrangements can be made for sharing WPOA facilities. Additional one-day guest passes and parking permits may be obtained from the Office with advance notice.

Misuse of a guest pass or guest parking permit may result in its being revoked for the remainder of the year.

If a guest pass or guest parking permit becomes defaced or destroyed, it must still be brought to the Office so that a replacement may be issued.

*** PLEASE ASK YOUR RENTERS TO USE THE GUEST PASSES WHILE IN THE COMMUNITY AND THEN LEAVE THEM IN YOUR HOME WHEN THEIR STAY IS OVER, SO THE NEXT RENTER/GUEST WILL HAVE THEM.**

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Revised 2017

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WPOA TOP TEN RENTERS' (and Guests') GUIDELINES

Wildwood (WW) is a community of private homes, most of which have membership privileges in the Wildwood Property Owners' Association (WPOA). The WPOA owns and maintains common property- namely, the ponds, roads, woodlands, and *amenities*, including but not limited to the beaches, tennis courts, Clubhouse, and campground.

In order to preserve the environment of our community, all property owners and their guests and renters, when using common property, should follow the Rules and policies of the WPOA, and the following guidelines:

Large groups: Groups of more than 10 people may not use any WW *amenity*, including those listed above, without first getting permission from the WPOA Operations Manager, or designee.

1. Community Quiet times:

Bright lights and loud activities should not occur between 10pm- 7am from Sunday night through Friday morning, and 11pm- 9am from Friday night through Sunday morning.

2. Roads and Parking:

The maximum speed limit on all roads in WW is 15 mph.

Parking is available in designated lots, and NOT allowed along roadsides except with special permission of the Operations Manager. All parked vehicles should have a WW sticker or valid Guest Pass visible in the windshield.

3. Smoking:

No smoking is allowed on any WPOA common property, including but not limited to the clubhouse, woodlands and beaches.

4. Dogs:

Dogs on the roads and WPOA common property must be leashed and under control.

No dogs are allowed in the clubhouse or on the beaches.

5. Bonfires/Campfires:

Beach fires are strictly prohibited unless permission is granted from the WPOA Operations Manager.

Outside fires should not be set on private property without first checking that there is no *Red Flag Warning* in effect in the area.

6. Use of the Ponds:

- No one may bring in or launch outside boats, inflatable boats or paddleboards.
- Only watercraft with up-to-date WW stickers may be launched on our ponds.
- Watercraft may never be moved from Otter Pond to Cranberry Pond, or from Cranberry Pond to Otter Pond unless such watercraft are first washed by WPOA staff.
- Boats and property left at the beaches are privately owned, and are not for use by guests or renters without the permission of the owners.
- Boating, sailing and fishing are strictly prohibited in the designated swimming areas of all beaches.
- Unattended boats must be secured at the shore, not in deep water.
- Fishers are asked to return all fish alive back to the ponds with the exception of pickerel. Daily limit of 2 trout per fisher may be kept for food. Commercial bait should be first placed into a bucket of Wildwood pond water before being used, and all water /plant material from the original bait bucket should be disposed of in an area AWAY from the pond waters.

7. Hunting and Firearms:

Firearms, air rifles, BB guns, traps, bow and arrows and slingshots are not permitted on WPOA private or common property.

8. Clubhouse:

Use of the kitchen and overnight sleeping is not permitted in the clubhouse, except with the approval of the Operations Manager or designee in emergency situations.

9. Campground:

The campground may only be used with prior permission granted by the Operations Manager.

10. Flags and banners:

No flags or banners are permitted to be flown or attached to a vehicle on WPOA Common property without prior WPOA approval, except the flags of the USA, the Commonwealth of MA and the Town of Tolland.

(publ.2017)

In consideration of you allowing your Wildwood home to be rented or used by others when you will not be present, *and their anticipated use of WPOA Common Property and facilities*, we require that you provide the following information and have the responsible adult guest/renter acknowledge their receipt and understanding of the necessity to follow the Rules and Regulations of the WPOA

Guest and Renter Registration Form

This Registration form must be filed with the WPOA office prior to occupancy.

The undersigned the owner, being a member in good standing of the WPOA and his undersigned guest/tenant hereby certify that the following information is correct..

WPOA Owner Name & Property Address: _____

Contact info: Owner Phone: # _____ Email: _____

Information regarding responsible party renting/using your home:

Name of Occupant(s): _____

Cell phone #: _____ Email: _____

Number of people staying in home: _____ Number of pets who will accompany party: _____

Note, **please bring the pets rabies certificate with you** in case it is needed. If there is a reportable incident, the Tolland Animal Control officer may quarantine your pet until one is produced.

Number of Vehicles: _____

Make/Model/Color: _____ Reg. Plate # & State of Issue: _____

Make/Model/Color: _____ Reg. Plate # & State of Issue: _____

Dates of occupancy: from _____ through _____

Signature of WPOA property owner/member: I understand that I am responsible for the actions of my guests/tenants during their stay at Wildwood.

Owner:

_____ Date: _____

Signature of responsible adult renting/guest: I have been given the Rules of the WPOA and understand that I must adhere to them during my occupancy at Wildwood. Further, I understand that should any member of my party fail to follow the rules we may be restricted from using any properties or facilities of the WPOA.

Responsible party:

_____ Date: _____