

COBBLE CREEK COMMUNITY ASSOCIATION, INC.
SHORT-TERM RENTAL NOTICE

April 4, 2020

RE: Short-Term Rentals

Dear Property Owner:

It is the collective goal of Pocono Township and the Cobble Creek Community Association to ensure that residents and visitors alike have a safe and enjoyable experience in Pocono Township. Accordingly, the Association wishes to remind you of current laws and regulations regarding short-term rentals in our neighborhood.

As a courtesy, we are reminding property owners of our Deed Restrictions (outlined below) and Chapter 302 of Pocono Township's Zoning Ordinance, which prohibits short-term rentals in Residential Zones.

In many circumstances unauthorized and un-permitted short-term rental units in Residential Zones do not have the appropriate infrastructure required for a transient use (e.g. proper ingress/egress, fire sprinkler system, septic capacity, etc.), and typically do not satisfy zoning requirements.

In accordance with Chapter 302 of Pocono Township's zoning ordinance, rentals for a period of less than 30 days are prohibited in residential zoning districts. Any period under 30 days is considered a "transient dwelling" or "short-term rental." We encourage you to visit www.poconopa.gov for more information regarding the ordinance.

The Cobble Creek Community Association Board of Directors thanks you in advance for your cooperation. Should you wish to report a suspected illegal short-term rental location, please call the non-emergency phone number for the Pocono Township Police Department (570-992-9911) and an officer will respond with a return call and visit to the location. You may also call the Pocono Township Office (570-629-7322) and report the activity to the Zoning Officer.

Should you have any questions, please do not hesitate to contact me on my cell at (570) 977-6470.

Respectfully,

Wayne Mazur
President
Cobble Creek Community Association, Inc.

Cobble Creek Estates Deed Restrictions:

10. No building shall be erected on the premises other than one private, detached, single dwelling house to be used by a single family only, together with one private garage and/or heliport attached to or detached from the dwelling house and suitable only and restricted to the use of the occupants of such dwelling house.

13. No building erected on the lot shall be used for the purpose of any profession, trade, employment, manufacture or business of any description nor as a school, hospital or other charitable institution, nor as a funeral home or crematorium or anything in the nature thereof, nor as a hotel, apartment house, duplex rooming house or place of public resort, nor for any sport or game other than such games as are customarily played in connection with the occupation of a private residence, nor for any purpose other than that of a private residence for the use of one family only and garage and/or heliport for the use of the occupants thereof, nor shall the lot without a building be so used, nor shall anything be done on the lot or in any building thereon which may be an annoyance or nuisance to the occupiers of the neighboring lands. Provided that nothing herein contained shall be deemed to prevent one duly qualified medical practitioner from practicing in any such private dwelling house where he resides, but this shall not be construed to permit any such practitioner or any other person to use such private dwelling house as a sanatorium, hospital, nursing home or anything in the nature thereof. No sign shall be displayed on the lot and/or any improvements thereon offering the same or other property for sale or lease or otherwise without the prior consent of the grantors, their heirs or assigns.