



**Yankee Lake Preservation Association, Inc. (YLPA)
Short Term Rental Registration Application**

1. **Applicant:**

Name: _____

Address of Property: _____

Town of Mamakating Section ____ / Block ____ / Lot ____ of Property

Contact Information				
	Name	Phone (24x7)	Text (24x7)	Email
Property Owner				
Local Property Manager				

2. **Term:** YLPA Short Term Rental Registrations cover the period June 1st through May 31st.
3. **Violation and Cancellation Clause:** Any violation of this Application's terms, or failure to obtain or maintain required registration or permits with Sullivan County and the Town of Mamakating, if applicable, will result in immediate cancellation of this Application.
4. **Deed Information:** Provide a COPY/PHOTO of the portion of the deed that provides for right to use Yankee Lake (you may either attach or paste below).

Deed Identification: Liber: _____/Page: _____ Date of Deed Signature: _____

5. **Lake Access Point/Right of Way (ROW):**

- a. Is the property lakefront, providing access to the lake across the applicant's own property?

___ Yes

___ No

- b. If "No":

i. What is the location of the ROW access point?

ii. Who is the owner of the ROW?

NOTE: If the ROW access point is a YLPA owned property (either Smith ROW, Maclay ROW, or Casey ROW), the YLPA will NOT authorize use by STR guests. These ROWs each have over 60 properties with legal right to use the ROW. The YLPA has determined that none of these ROWs are large enough to allow the additional burden of unaccompanied STR guests.

iii. How many other property owners share this ROW?

- c. If the property in question is not lakefront and uses a private ROW access point, the Applicant must coordinate with the ROW Owner to complete and return, as part of this Application, the ***"ROW Owner Consent for Unaccompanied Guests"*** (Attachment 1). Failure to provide this Consent will result in rejection of this Application.

6. **Statement of Neighbor Coordination:** Please provide a brief description of actions you have taken to minimize the impact of your STR business on your neighbors. For example, is parking clearly marked and dedicated for your guests? Is check-in time early enough that it will not disturb neighbors after 9 PM? Have you provided a way for guests to contact you or a local representative if there are issues or questions? Have you clearly marked the property lines so that your guests know where they can be, what boats and watercraft they may use, etc.? How have you prepared your neighbors for your guests?

7. **Town Code:**
 - a. The Town of Mamakating is considering implementing a local law requiring a Town STR Permit. Once the Mamakating Permit is in place, YLPA STR Registrations will only be considered for applicants holding a valid, approved Town STR Permit. Until that time, we will process our registrations without their law. If the Mamakating law goes into effect, we will notify YLPA registration holders and allow them 60 calendar days to obtain a Mamakating permit. Should such permit application be denied, we will rescind the YLPA registration. Should the applicant fail to apply to the Town for the Town Permit within the allotted time, the YLPA registration will be cancelled. Registration with Sullivan County is required.
 - b. The Town of Mamakating has local laws governing noise, light, and requirements to keep Town and County roads open to routine and emergency traffic. Your Renter is required to comply with all such codes. Failure to comply with Town Codes will result in the cancellation of your YLPA STR registration. Specifically, the STR Property Owner is responsible to ensure that noise and music not to exceed the level of 75 db – the level of a vacuum cleaner – at the property lines. No use of outdoor speakers is allowed, nor is projection of sound from inside the house through windows or doors.
8. **Occupancy:** Occupancy of the property during rental periods shall not exceed 2 persons per bedroom (as specified on the County Property record), and in no case shall exceed 8 guests at any one time.
9. **Parking:** The applicant shall provide well-marked dedicated parking for STR guests, ensuring that there is no possibility of guests erroneously parking on the property of neighbors.
10. **Outdoor Fires.** Does your STR agreement allow guests to have outdoor fires?
 - a. No
 - b. Yes. Explain how you will manage fire safety, what water sources are available, and how you will keep apprised of, and advise your guests of, scheduled and emergent burn bans and local brush/forest fires.
11. **Trash:** Trash must be secured so that it is not an eyesore for neighbors and not an enticement to wild animals.
12. **Proof of Septic Pump Out:** Application must include an attached receipt showing proof of Septic Pump Service not more than 60 days prior to the date of this Application.

13. **Insurance:**

- a. The STR property owner must document on-going general liability insurance with a minimum policy limit of \$1,000,000 per incident/\$2,000,000 aggregate and provide to the YLPA a “Certificate of Insurance” (Acord 25) naming the Yankee Lake Preservation Association, Inc. as certificate holder and additional insured as respects to General Liability as per written contract and must cover the entire period of this Application. This insurance requirement is defined in our Rules and Regulations, a copy of which is attached.
- b. **Alcohol consumption.** If the property owner will allow alcohol to be consumed on the lake, their insurance policy shall specifically make this provision, providing a Certificate of Insurance naming the Yankee Lake Preservation Association, Inc. as additional insured. It is the responsibility of the property owner to monitor and manage alcohol consumption of their guests while on YLPA property.

14. **Indemnification and Release of the YLPA, Inc., by Short Term Rental (STR) Applicant.** In consideration for the use of Yankee Lake and any and all YLPA-owned property by the STR property owner(s) and the STR property Renter(s), as permitted and granted by this Application and Agreement, if the herein Application is approved by the YLPA, the STR Owner/Applicant and the STR Renter(s) hereby agree to indemnify, hold harmless, and defend the YLPA from and against any and all injuries, claims, damages, losses, liabilities, judgments and expenses, including but not limited to reasonable attorney’s fees, which the YLPA may suffer or incur in connection with the STR Owner/Applicant(s) and/or STR Renter(s) rental of the STR Owner(s)/Applicant(s) property, which MAY include use of Yankee Lake or any YLPA-owned property, premises and/or facilities whatsoever. The STR Owner/Applicant(s) and STR Renter(s) hereby agree to release the YLPA from any and all liability for any loss, damage, injury, claim or expense rising out of the use of Yankee Lake or any YLPA-owned property, premises and/or facilities whatsoever, including NEGLIGENCE and any intentional acts on the part of the STR Owner/Applicant(s) and/or STR Renter(s).

15. **Certification:** I/We hereby certify that we have received, understand, and agree to the YLPA Rules and Regulations, which are incorporated into this Short Term Rental Registration Application, and that we have received, understand, and agree to our obligations and our potential liabilities pursuant to the Indemnification Agreement which binds us in this agreement. We acknowledge our right to have this proposed Short Term Rental Registration Application reviewed by legal counsel, and we hereby certify that we waive our right to such legal review, and we understand our rights and obligations per this agreement if approved by the Yankee Lake Preservation Association, Inc.

Signature

Date

Signature

Date



Attachment 1: ROW Owner Consent for Unaccompanied Guest

16. **Applicant:**

Name: _____

Address of Property: _____

Town of Mamakating Section ____ / Block ____ / Lot ____ of Property

Contact Information				
	Name	Phone (24x7)	Text (24x7)	Email
Property Owner				
Local Property Manager				

1. **Deed Information:** Liber: _____ /Page: _____ Date of Signature: _____

2. **Restrictions/Limitations:** This approval is made with the following limitations/restrictions:

3. **Consent Agreement:** I, _____, owner of the property or duly authorized representative of the property at (ROW property address/identification)

also known as (Section ____ /Block ____ /Lot ____) within the Town of Mamakating in Sullivan County, NY, do hereby authorize the applicant, named in paragraph 1 above, to allow not more than _____ (insert a number) of STR guests to use the aforementioned property as a ROW access point for use of Yankee Lake as part of their STR.

Name:	
Signature:	
Date:	



Attachment 2: YLPA Rules and Regulations Certification

I certify that I have read, understand, and agree to comply with the YLPA Rules and Regulations, and that the Short Term Rental located at

_____, also known as
Section ____ / Block ____ / Lot ____, will fully comply with these Rules and Regulations.

I understand that it is my responsibility to ensure that all guests are advised of these Rules and Regulations, have agreed to comply with them, and that they will be posted prominently in the STR home.

I understand that failure to comply with any provision of these Rules and Regulations will result in termination of my Registration.

Name:	
Signature:	
Date:	



Yankee Lake Rules and Regulations

Yankee Lake is privately owned by the Yankee Lake Preservation Association, Inc. (YLPA). Access to Lake Rights of Way (ROW), and to the Lake itself, is allowed only to those property owners and their guests who have deeded rights to use the Lake, and deed-specified Rights of Way to the Lake. Use of the Clubhouse, islands, and all other non-Right of Way lands owned by the YLPA is restricted to those households and their guests that are in good standing and current with respect to dues, as defined in the By-Laws of the YLPA.

Guests must be accompanied by a YLPA member in good standing while on YLPA owned property, including the Big Island. Guests must be accompanied by a YLPA member in good standing, or an individual with deeded rights to the use of Yankee Lake, while on the Lake. Guest watercraft must be thoroughly washed prior to use in Yankee Lake to prevent aquatic invasive species contamination.

In order to preserve the quiet natural beauty of Yankee Lake, the islands, and the lands of the YLPA, to enhance the quality of life of the surrounding Lake community, and to protect the quality of the water in the purest state possible, the following Rules and Regulations *must be obeyed* by all Members and their Guests using Yankee Lake and the lands of the YLPA.

PERMITTED WITH RESTRICTIONS

1. Docks
 - a. No larger than 15 feet x 20 feet;
 - b. Written pre-approval of the New York State Department of Environmental Conservation (NYS DEC);
 - c. Written pre-approval by the Mamakating Township;
 - d. Pre-approved by the YLPA Board of Directors;
 - e. Constructed with NYS DEC-approved materials.
2. Anchored Rafts/Swim Platforms
 - a. Display current YLPA identification;
 - b. No larger than 12 feet by 12 feet;
 - c. Constructed of NYS DEC-approved construction materials;
 - d. Anchored within 50 feet, and directly in front of, the member household's shoreline;
 - e. Anchored as nearly vertical as possible;
 - f. Removed before the Lake ices over.
3. Canoes, Rowboats, Paddle-boats, Hydro-Bikes, Sailboats, Windsurf Boards, etc.
 - a. Display current-year YLPA identification;
 - b. No larger than 18 feet long and 5 feet wide;
 - c. Catamaran-type sailboats no more than 8 feet, 6 inches wide;
 - d. Only one electric motor in use on these watercraft at a time;
 - e. Maximum 55 pounds of thrust;
 - f. Only one 12 volt battery attached to a motor at a time;
 - g. When affixed to a permanent dock or moored close to other boats, provide bumpers to prevent noise.
4. Kayaks

- a. Display current-year YLPA identification;
 - b. Guest's own, thoroughly decontaminated, kayak may be used only when accompanied by the member.
5. Pontoon Boats
- a. Pre-approved by YLPA Board of Directors in accordance with signed agreement;
 - b. Affixed to a permanent dock with bumpers to prevent noise, or secured on shore out of the water;
 - c. Display current-year YLPA identification. Note that this means that, should a member apply for and receive a permit to operate a Pontoon Boat, and should that member discontinue membership in the YLPA, or fail to pay dues by 1 June of each year, *the permit is automatically revoked and rescinded*. The member would need to re-apply for a permit following re-activation of membership.
 - d. No larger than 17 feet long and 8 feet wide;
 - e. Electric motor top speed of 6 miles per hour;
 - f. Motor limited to a maximum of 1 pound of thrust for each 10 pounds of boat.
6. Snowmobiles and 4-Wheel All Terrain Vehicles (ATVs)
- a. Display current-year YLPA identification;
 - b. Between the hours of 8 AM and 10 PM;
 - c. Member's guests may use their own snowmobiles / 4-wheel ATVs only when accompanied by the member.
7. Ice Fishing Shelters
- a. From sunrise to sunset. Must be off the ice by sundown.

PROHIBITED

1. Any unsafe action, device or equipment that endangers self or others.
2. The use on the Lake of any watercraft not expressly permitted above, unless pre-approved by the YLPA Board of Directors.
3. Introduction of any watercraft to the Lake that has been used on another waterway, without first washing thoroughly inside and out, to prevent contamination. Run-off from cleaning *must not* enter the Lake.
4. The use on the Lake of any *gasoline-powered* vehicles, watercraft, aircraft, or equipment of any kind, other than snowmobiles / 4-wheel ATVs when the Lake is frozen with a safe thickness of ice.
5. The use of any jet-ski type of personal watercraft.
6. The use in the Lake of soap, shampoo, or chemicals of any kind. Property owners must direct contractors not to wash any construction or painting tools in the Lake.
7. Unauthorized fires on YLPA property.
8. Disturbing / changing the Lake bottom, shoreline, stumps, or YLPA property without pre-approval of the NYS DEC, and the YLPA Board of Directors.
9. Use of the Lake/YLPA property by clubs, associations, businesses, or other organizations, unless pre-approved by the YLPA Board of Directors.

SHORT TERM RENTALS (STRS)

1. Property Owners must apply to the YLPA Board of Directors, in advance, for permission to allow the use of Yankee Lake by their Short-Term Rental (STR) Guests, and for permission to include the use of Yankee Lake in advertisements and/or public listings of their property.
2. The Application for a Short Term Rental (STR) Registration may be found on the YLPA web site at: <https://yankee-lake.org/ylpa/quick-downloads/>
3. Conditions for Applying to the YLPA Board for an annual Short-Term Rental Registration:
 - a) Be a YLPA Member in Good Standing as outlined in the By-laws of the YLPA.
 - b) *Annually* complete, sign and submit to the YLPA Board of Directors a Short-Term Rental Agreement.
 - c) The STR property owner must document on-going general liability insurance with a minimum policy limit of \$1,000,000 per incident / \$2,000,000 aggregate, and provide to the YLPA a Certificate of Insurance (Acord 25) naming the YLPA as certificate holder and additional insured as respects to General Liability as per written contract.
 - d) Agree in writing to the Indemnification Agreement included with the STR Agreement.
 - e) YLPA member STR applicants and their STR Guests must comply with all Town of Mamakating and State of New York regulations covering zoning and property use, quality of life, and STR requirements.
 - f) YLPA member STR applicants must have their Septic Systems pumped and inspected annually and provide written business receipts proving such compliance to the YLPA as part of the annual STR application.
 - g) If the STR property uses a Right of Way to access the waters of Yankee Lake, then the YLPA member must include with their STR application written approval from the ROW owner to allow unaccompanied STR guests to use the ROW.
 - h) All STR advertisements *must* specify that renters / guests are prohibited from using their own boats or watercraft on the waters of Yankee Lake.
 - i) STR guests must comply with all Rules and Regulations of the YLPA. *A single violation* may result in the suspension or cancellation of the STR Registration.

RULES FOR YLPA-OWNED RIGHTS OF WAY (MACLAY, SMITH, AND CASEY)

1. Those who are YLPA members, *and* who have deeded ROW via one of the three above-named YLPA-owned properties, may also use the respective ROW / Landing to relax, socialize, and store personal property, such as boats, chairs, paddles, etc., within reasonable limits, based on available space, as determined by the YLPA.
 - a) The YLPA may, at its discretion, limit the number of boats or personal property that can be stored at the ROW to prevent overcrowding.
 - b) Personal property must be properly and currently tagged with numbered YLPA tags.
 - c) Personal property may be stored at YLPA-owned ROWs during the season (1 May – 15 October), on a space available basis. If space becomes limited, appropriate measures will be taken by the YLPA to ensure equitable access to all.
 - d) All property must be removed from the ROW by 15 October of each year. An attempt will be made to notify owners of property left after this date. Untagged property, or property left after 15 October, will be considered abandoned and will be disposed of at the convenience of the YLPA.

- e) The YLPA requires that you obtain prior written approval for any social gathering that will include more than 15 individuals (including either family or guests) on the ROW property on any given day. All guests must be accompanied at all times by a member of the YLPA.
2. All people, regardless of membership status, must follow all Rules and Regulations of the YLPA while on YLPA property, including the ROW and the waters of Yankee Lake.
 3. Those with a deeded ROW through one of these properties, but who are *not* YLPA members, may use the respective ROW/landing for ingress/egress to and from the waters of Yankee Lake in accordance with the provisions of their deed. However, unless the deed specifically authorizes such, said non-members are prohibited from loitering at the ROW, using community owned property (rafts / dock), using the ROW for social gatherings, or storing personal property, such as boats, chairs, paddles, etc.
 4. Pontoon Boats are prohibited from being moored off a YLPA-owned ROW landing, or tied to any dock or beach at a YLPA-owned ROW landing.
 5. Personal property that is tagged with the member's YLPA tag number and stored in or on a ROW, is for the exclusive use of the owner of that property. Use by others without explicit permission is prohibited.
 6. Any dock or pier attached to, or associated with, a YLPA-owned property must be pre-approved by the YLPA, including specific location and configuration, and must be in compliance with, and properly permitted / pre-approved by, the NYS DEC, and the Town of Mamakating Building Department. Please see details on the YLPA web site: <https://yankee-lake.org/community/docks/>.
 7. Any dock or pier attached to, or associated with, a YLPA-owned property must provide equal access and utility to all deeded users of that ROW.

PROHIBITED BEHAVIOR

The following behavior is prohibited on YLPA property and at YLPA events: There shall be no use of profane or lewd language, no lewd or sexual behavior, no violence, no threats of violence, no behavior which damages or threatens to damage personal or communal property, no disparaging treatment of others, and no littering. Any person violating this rule shall be subject to removal from the YLPA property and / or event and subject to legal action by local law enforcement.

REMINDER

Town ordinances prohibit noise, boisterous behavior, uncontrolled dogs, loud music, litter, intrusive outdoor lighting, feeding wildlife, uncontrolled fires, burning trash, etc. To report violations of State or Town Ordinances, whether on private, YLPA, or municipal property (including Town, County, or State Roads), contact local law enforcement.

**For a copy of these Rules and Regulations, or for clarifications, visit
the YLPA website, www.yankee-lake.org, or call (845) 888-0474**