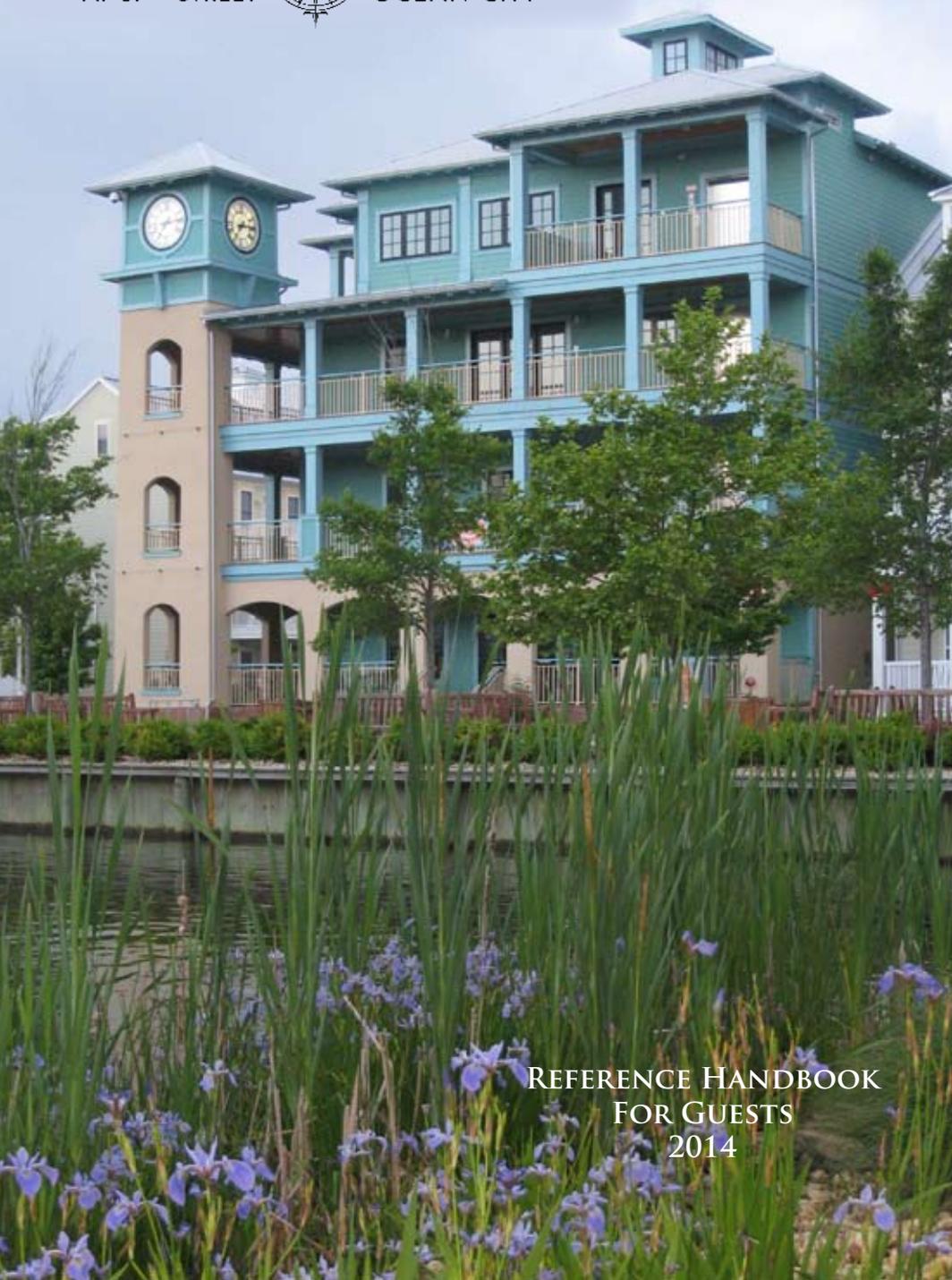


# SUNSET ISLAND

AT 67<sup>TH</sup> STREET



OCEAN CITY



REFERENCE HANDBOOK  
FOR GUESTS  
2014

# Sunset Island

## Reference Handbook For Guests

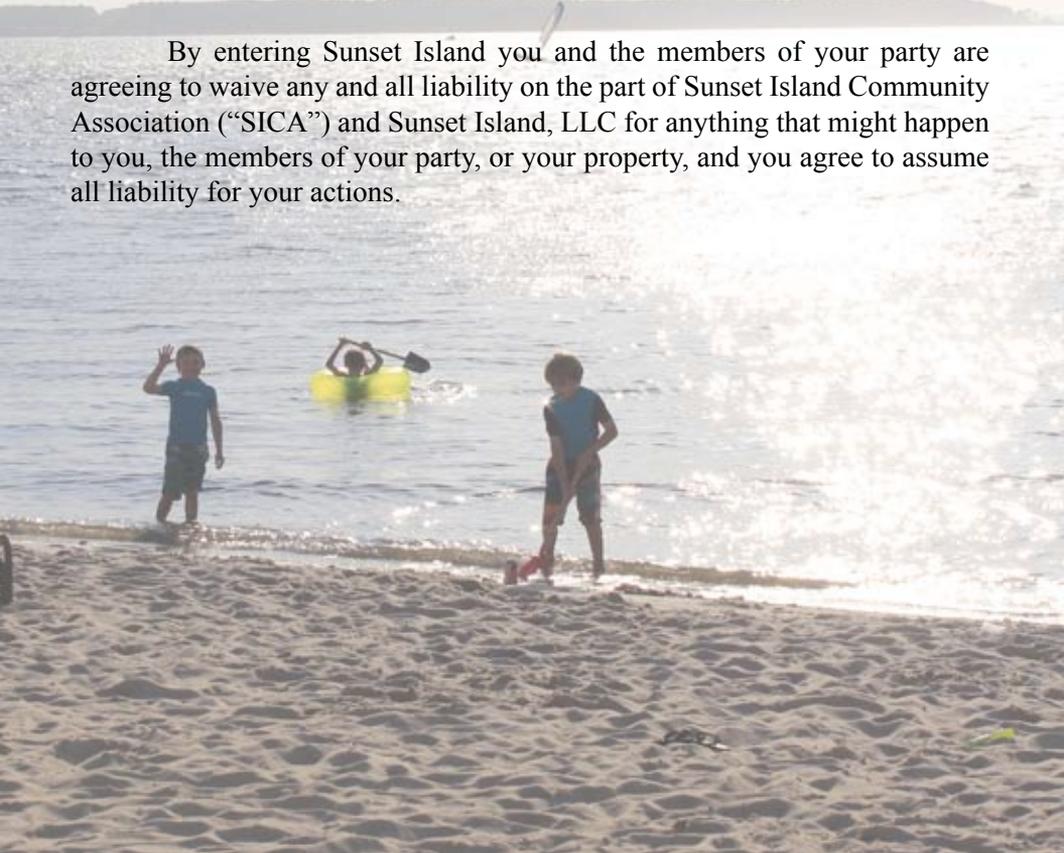
Version 2014-1

To assist you in having an enjoyable stay at Sunset Island, we would like to share the following information with you about the resort. While we have tried to cover many aspects of your stay on the Island, circumstances can change and some rules may be modified or introduced that are not reflected in this overview. Your patience, cooperation and understanding are much appreciated by all of us at Sunset Island.

Should you have any concerns, the management office is open Sunday through Thursday from 8 a.m. until 4:30 p.m.; Friday and Saturday from 8 a.m. until 6 p.m. Please call 410-520-0044.

Off season, the office is open Monday through Saturday 8 a.m. until 4:30 p.m.

By entering Sunset Island you and the members of your party are agreeing to waive any and all liability on the part of Sunset Island Community Association (“SICA”) and Sunset Island, LLC for anything that might happen to you, the members of your party, or your property, and you agree to assume all liability for your actions.





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## Upon Your Arrival

Sunset Island is a private resort community that is guarded 24 hours per day.

Access is tightly controlled for the benefit of all who have permission to be on the Island. The rental company/owner that rented your unit to you should have registered your name on a master list of guests who will be coming to Sunset Island on the day of your planned arrival. Upon your initial arrival, the security guard will provide you with instructions for obtaining your parking passes and rental information. If you are arriving when the management office is closed, please obtain a temporary parking pass at the entry guardhouse. This pass will allow you to park at select locations on the Island until the management office reopens the following day, but does not grant re-entry through the front gate. The guardhouse is located at the entrance to the Island on 67th Street. Please have your lease agreement, a driver's license or other form of ID, and the unit number you are staying in on hand.

Upon receiving instructions from the security guard, please go directly to the Island management office to obtain your rental package, which contains parking passes, facility passes, ID bands and important information about the Island.

There is a fee for the rental packages, as follows:

Unit Type	Fee
Condominium	\$75
Townhome	\$100
Single Family Home	\$100

The fee can be paid in advance, or upon arrival at the management office, by cash or credit card. To pay in advance, please contact your rental company or call the management office at 410-520-0044. **In season, the management office is open Sunday through Thursday from 8 a.m. until 4:30 p.m.; Friday and Saturday from 8 a.m. until 6 p.m. Off season hours are Monday through Saturday, 8 a.m. to 4:30 p.m.**



## ID Wrist Bands

Your rental package includes ID wristbands for each member of your party 12 years of age and over. The bands should be worn when using Island facilities such as the Interactive Fountain, private beaches, or when entering and leaving the Island by foot. The wristbands will permit the Island security to easily identify you upon your return to the Island or when using Island facilities. Wristbands do not grant access to the clubhouse facility.



## Security

Security is on duty 24 hours a day, seven days a week. To reach the Security office, please call 410-524-3988. Roving security may be available to help with a security concern; however, we recommend you contact the Ocean City Police Department at 410-723-6600 or 911.



## Vehicles

No trucks, jet skis or jet ski trailers, boats or boat trailers, campers, RV's or oversize vehicles are permitted on the Island. Passenger vehicles only, please. A list of municipal parking lots that can accommodate this type of vehicle is available at the security guard house.



## Pets

Animals and pets, except for service animals, are prohibited in all Sunset Island rental properties. If you are in need of a kennel for your pet, there are several in the area, including the Dogtel Hotel (410-213-8188) or Paws Time (443-856-9344).



## Occupancy

Each home can only accommodate a maximum number of people, as such Sunset Island has set strict occupancy limits for the rental homes on the Island. All occupants including small children and infants count in determining occupancy.

Unit Type	Occupancy Limit
Condominium	8
Townhome	12
Single Family Home	12



## Parking

Like many resort communities, parking at Sunset Island is limited.

If you are renting a Condominium Unit, you will receive 2 parking passes. One green pass is for a designated space in the parking garage of the building your unit is in, and a second yellow pass allows parking on the clam shell spaces along the roads.

If you are renting a Townhome or Single Family Home, you will receive 3 green parking passes. These passes allow parking on the driveway behind your unit or in the garage of your unit.

The parking permits should be hung from the rear view mirror and must be visible when you are on Sunset Island. Parking on asphalt surfaces is strictly prohibited. Please do not block alleyways. As you'll see below, improperly parked cars may be ticketed or towed.

Additional parking and parking passes are not available at Sunset Island. Extra vehicles will need to be parked on a side street in Ocean City or in one of the municipal parking lots in town.

### **About that Clam Shell Parking....**

Sunset Island was designed to promote a pedestrian friendly environment. To ensure your own safety, please walk on the brick sidewalks, not the streets. Kindly be advised that parking is not permitted on any paved street in Sunset Island, and only in the clam shell parking bays if you have a proper yellow pass and park with the flow of traffic. We have been advised by the Ocean City Fire Department that fire and life safety on the Island can only be assured if the streets remain clear of parked vehicles. Cars found parked in the street or with improper passes for the clam shells will be subject to TICKETING, TOWING and FINE. We would greatly appreciate your help and cooperation to maintain a safe and enjoyable environment at Sunset. If you have extra vehicles please see security for a list of municipal parking lots located off of Sunset Island but throughout the Town of Ocean City.

If your car is towed, you may retrieve it at the Public Safety building located at 6501 Coastal Highway. You may call the Town of Ocean City to inquire if the vehicle has been impounded at 410-723-6610. You will be responsible for any fees associated with your vehicle being towed.



## Island Facilities

### Clubhouse, Fitness Center and Pools

Sunset Island is the proud home to one of the finest clubhouse and pool facilities on the East Coast. The facilities include an indoor pool, outdoor pool, fitness center and outdoor cafe. Each individual, over the age of 3, must scan a facilities pass at the entrance to the clubhouse in order to gain entry to the clubhouse and pools. The rental package provides you with 6 facilities passes. Additional passes are available for purchase at the management office.

The total number of passes available for any rental unit cannot exceed the maximum occupancy limit of the unit you are renting (up to 2 more are available for condos, and up to 6 more are available for towns and singles). Additional passes cost \$70 per pass, per week. Children 3 and younger do not require a pass.

In season, the Clubhouse hours are from 6 a.m. to 8 p.m. All pools are open from 10 a.m. to 8 p.m. daily. **Off season, the Clubhouse hours are 7 a.m. to 7 p.m. but CLOSED on Tuesdays and Thursdays.**

Please be advised that the clubhouse, fitness center, and pool facility are monitored via a video surveillance system.

### Clubhouse Facility Rules

By entering this facility you are agreeing to waive any and all liability on the part of Sunset Island Community Association (“SICA”) and Sunset Island, LLC for any personal injury, damage, or death to you or your property and you agree to assume all liability for your actions. If you suffer from any health conditions or are uncertain about the status of your health, please consult a physician before using the facility. Use of the facility and equipment is available to you only if you agree that it is solely at your risk. Sunset Island Community Association, Inc., and Sunset Island, LLC make no representations or warranties as to the safety or reliability of the equipment and are not responsible for injury or death from any cause including improper use of the equipment or equipment failure.

### General Rules

- All participants utilizing the clubhouse must present a valid facilities pass to gain entry to the clubhouse. One pass per person.
- Children under the age of 15 must be accompanied and supervised by a responsible adult (18 years of age or older).
- Admission will be denied to anyone presenting false identification. Any person who is discovered “after the fact” to be in possession of false identification will have their Clubhouse privileges revoked.
- Out of respect for others, no abusive or profane language please.
- Wet bathing suits are not permitted on the second floor of the Clubhouse.

## **General Rules (cont.)**

- No person shall interfere with any Sunset Island employee acting in the course of his or her official duties. Violators shall be subject to suspension.
- Sunset Island Community Association is not responsible for personal items either lost or stolen.
- Smoking is not permitted in the Clubhouse or on pool decks.
- Arguing, fighting, creating a commotion, or other such inappropriate activity, either inside the Clubhouse or on the pool decks, is strictly prohibited. Patrons who participate in such activity shall be subject to suspension.
- Pets are not permitted in the Clubhouse.
- Pool furniture may not be saved for future use. Saving chairs by placing personal items on them will not be permitted. Personal items left on unused chairs for over 15 minutes will be removed by clubhouse staff.

## **Fitness Center Rules**

- No one under the age of 15 is permitted in the fitness center.
- Proper gym attire is required. Shirts and athletic shoes are required to be worn at all times. No sandals or flip-flops will be permitted. No wet clothing is permitted.
- Please be courteous to others and limit your time on the equipment to no more than 20 minutes when others are waiting.
- Please wipe down equipment after every use.
- Personal listening devices such as iPods are permitted.
- Food is not permitted in the fitness center.
- Please do not drop or bang weight stacks on the machines or on the floor.

## **Pool Rules**

- Obedience to the lifeguard(s) is mandatory.
- The pool can be used only during scheduled hours and when the certified lifeguard(s) is on duty. Safety regulations will be strictly enforced and any infraction may result in having your swimming privileges revoked.
- The lifeguard(s) has the authority to deny use of the pool for the remainder of the day to any person failing to observe and abide by these rules. Management reserves the right to permanently deny the use of the pool to any person violating the rules.
- No one will be allowed to use the pool after closing time. Anyone found in the pool area after closing will be considered trespassing and will be prosecuted to the fullest extent of the law. Please remember that chemical levels are raised at night to sanitize

## Pool Rules (cont.)

the pool. Entering the water during that time could cause serious injury/illness.

- The pool may be closed at any time due to weather (rain, lightning, thunder, wind, temperature below 68°F), equipment maintenance or other operational difficulties.
- No outside food or drink will be permitted in the pool area. No coolers will be allowed.
- Alcohol and food will be permitted in designated areas; however, they will not be allowed in or around the pool water.
- All children under the age of 15 and all non-swimmers must be accompanied and closely supervised by a responsible adult (18 years or older) at all times.
- No one parent or baby sitter may bring, as their responsibility, more than 4 children under the age of 12 into the pool area.
- Children under 2 will only be allowed in the wading and indoor pools.
- Admission may be refused to anyone with skin abrasions, colds, coughs, excessive sunburn, nasal/ear discharges, extremely inflamed eyes, infections, diarrhea, anyone wearing bandages or under the influence of drugs/alcohol.
- All bathers must wear proper swimming attire if they intend to use the pool.
- All small children must wear bathing suits, swim diapers, and rubber pants. Rubber pants are available at all lifeguard stations.
- Glass containers of any kind will not be allowed in the pool area.
- No running, diving, rough play, offensive language, chewing gum, spitting, changing diapers, or pets are permitted in the pool area.
- No smoking in pool area. Smoking is allowed in designated areas outside the pool gate.
- 911 phone and staff communication devices are for emergency use and staff communication only.
- Swimsuits with built in flotation devices and life jackets must be U.S. Coast Guard approved. USCG® approved flotation devices are available.
- Supervised activities, such as volleyball or tug of war, may be allowed at the discretion of the lifeguards.
- An adult swim will be called on the hour for 10 minutes, every hour after noon.
- Approved pool toys will be permitted in the outdoor pool between the hours of 10 a.m. - noon and 6 - 8 p.m. Some toys will be provided by Sunset Island on a first come, first served basis.

## **Pool Admission**

All persons entering the pool facility must present an authorized facility pass in order to gain access to the pool facility. Children 3 years old and under do not need a pass.

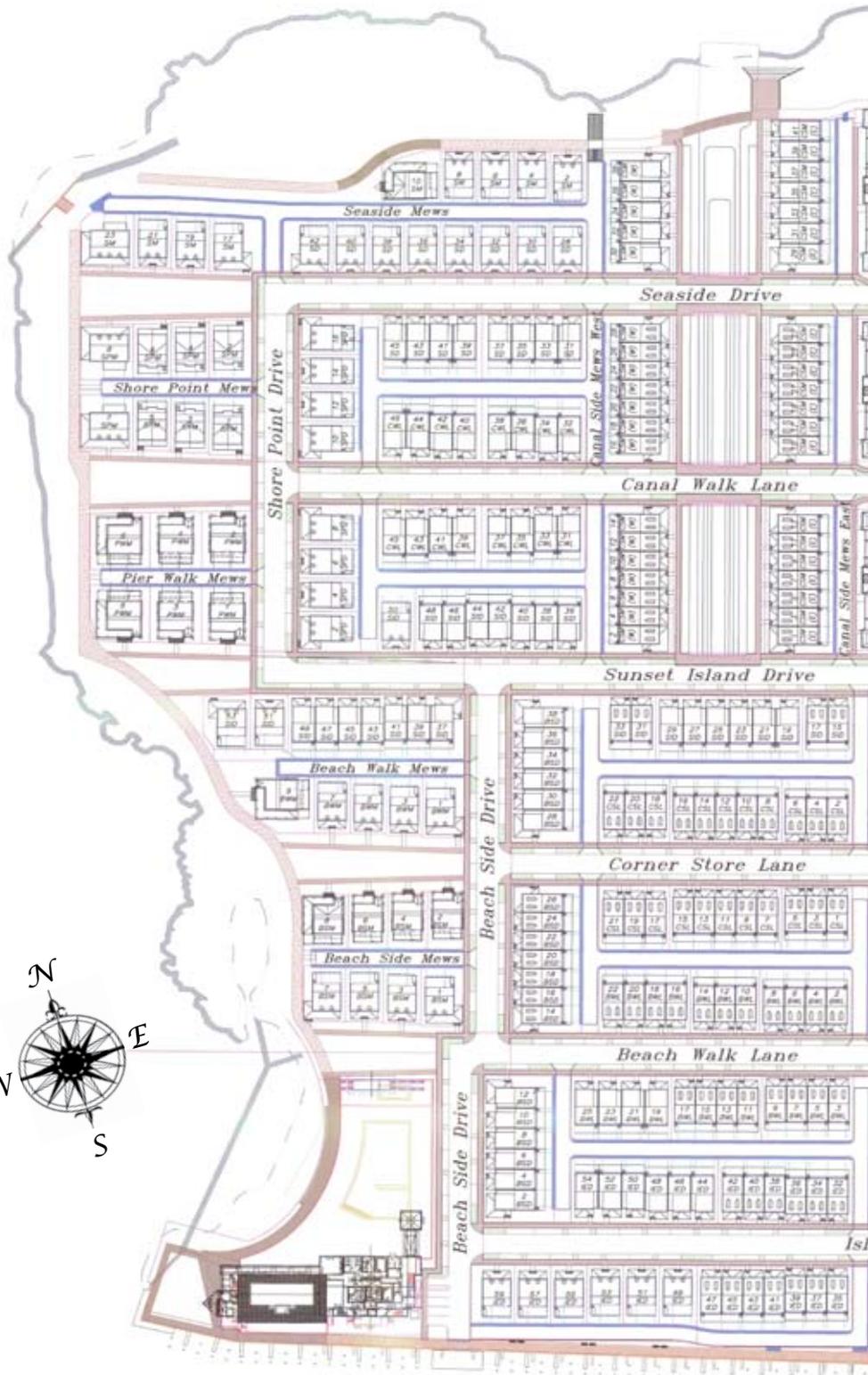
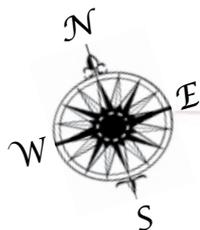
Additional facility passes are not sold at the clubhouse but can be purchased from the association management office during business hours. The management office is open seven days a week in season for your convenience. Extra pool passes are available only on a per week basis for \$70 per pass.

Entrance to the facility must be at the front entrance. If exiting the facility from the rear gates an attendant will give you an identifying hand stamp for re-entry that day. Strollers and wagons may be brought on to the pool deck but are not allowed in the clubhouse areas. Please ask an attendant to assist at the stairs if needed.

The Sunset Island Community Association reserves the right to amend or augment the rules without prior notice to patrons.

Kindly be advised that SICA reserves the right to deny any person admission to any of the community facilities, including the clubhouse, fitness center, pools and Interactive Fountain, for health, safety or disciplinary reasons in the sole and absolute judgment of SICA, its employees or its contractors. Violators of any rules may have their privileges suspended indefinitely.

*June 24 through August 14*

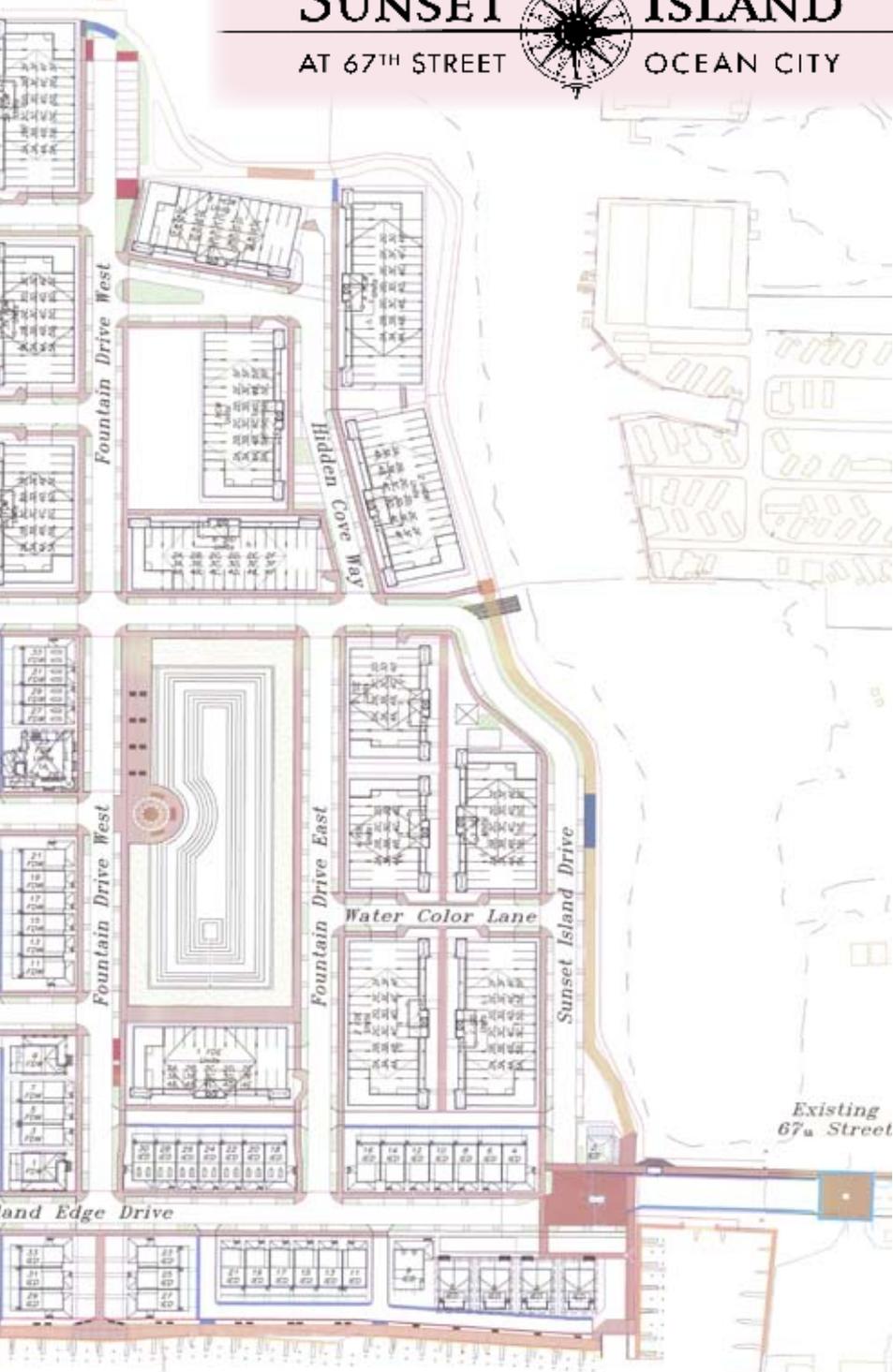


# SUNSET ISLAND

AT 67<sup>TH</sup> STREET



OCEAN CITY



Existing  
67<sup>a</sup> Street



## **Fountain Treats and Island Market**

The Island store is located at 23 Fountain Drive West on the first floor of the clock tower building across from the Interactive Fountain. The store serves fresh coffee, bagels, donuts, hand dipped ice cream, and a variety of other fresh items and necessities.

The store will be open from Memorial Day to Labor Day from 7 a.m. until 9 p.m. Off-season hours will vary.



## **Interactive Fountain**

The Interactive Fountain, located in the central plaza on Fountain Drive West, is a favorite venue for all ages. The fountain operates daily from early May through late October. The daily schedule varies depending on weather (winds) and regular maintenance requirements. A few things to know about the Interactive Fountain:

- Regular hours of operation are from 10 a.m. to 4 p.m. and 6 p.m. to 10 p.m.
- The fountain utilizes a closed water system with water treated by chlorine and other chemicals, much like a swimming pool. If you have reactions to chemicals in pool water, please do not enter the Interactive Fountain.
- The fountain contains a series of water jets that eject water at varying pressures. No infants or toddlers are permitted in the fountain.
- No persons with open wounds, large bandages, or other signs of potentially transmittable illness are permitted in the Interactive Fountain.
- No food, no drinks, no glass containers, no smoking.
- No bicycles, skateboards, scooters, roller blades, razors, etc.
- Please, no rocks or other hard or sharp objects in the fountain area or on the fountain surface.
- No service animals are allowed in the fountain.

This area is monitored by a video surveillance system.



## **The Landing at Sunset Island Restaurant**

The Landing at Sunset Island is located bayfront on the west end of the Clubhouse and provides a full menu ranging from burgers and sandwiches to salads and evening fare, with a full bar. We greatly appreciate your assistance in maintaining a clean and neat dining area. The Landing at Sunset Island will be open from Memorial Day to Labor Day from 11 a.m. to 10 p.m. depending on weather and staff availability. Off-season hours may be available and will be published at the clubhouse.

Sunset Island is a private resort community. However, all Ocean City codes and laws are enforceable. This includes the prohibition of open containers of alcohol in any common area. The Landing at Sunset Island and Fountain Treats and Island Market will provide areas where alcohol consumption is permissible. Please do not leave these areas with open containers of alcoholic beverages.

Alcoholic beverages are prohibited on the marina, Interactive Fountain or other common areas. Only alcoholic beverages served by the café are permitted at the pool, clubhouse and on Sunset Cove Beach.



## **Island Perimeter Path**

A path made of boardwalk and natural materials surrounds the Island. The path is approximately one mile long. Some portions of the path system run along the very edge of the Island. There are no railings in these areas, and serious injury can occur if proper precautions are not taken. Please use care when you or your children are on the path. Children should always be accompanied by a responsible adult when using the path system.



## Island Beaches

There are three small beaches on Sunset Island:

**Sunset Cove** - near the Clubhouse

**Seaside Lookout** - on the northwest side of the Island

**Hidden Cove** - on the northeast side of the Island

The beaches are located around the perimeter of the Island and are accessible via the path system. When re-entering the pool from the beach, patrons are required to rinse thoroughly in the outside shower. The beaches are maintained daily.

- Please dispose of any trash in the trash receptacles on exit from the beaches.
- No fires are permitted on the beaches.
- No fireworks are permitted on the beaches or anywhere on Sunset Island.
- Please do not disturb marine life. Horseshoe crabs are known to mate in the early morning hours. These animals are a protected species. Violators will be prosecuted.

**Please be aware that the beaches are not guarded!**

**SWIM AT YOUR OWN RISK.**



## Boat Slips

The boat slips located along the south side of the Island are privately owned and available for rent to Sunset Island owners and guests. If you are interested in renting a slip during your stay, please contact Advanced Marina at 410-723-2124 for rates and availability. **Do not place a boat or jet ski in a slip without approval.** Boat slips are available weekly or for the season. Boat slips during the summer months rent for approximately \$350 per week. Because the boat slips are a private facility, access to the docks is limited to those who have leased the slips. If you have not rented a slip, please do not venture onto the docks. Crabbing and fishing is only permitted at the crabbing and fishing pier and not along the boat slips or docks on the south side of the Island.

Please note there is no ramp for boat/jet ski put in and no trailer storage on Sunset Island property. A public boat ramp can be found at 87th Street and Bering Road. Trailer storage is available at the municipal parking lot on 100th Street. Advanced Marina can also provide trailer storage and put your boat in the water for a fee. Please call 410-723-2124.

There are several locations in Ocean City that offer boat rides and boat rentals. Visit any local marina, or check the Ocean City visitors' guides and website for more information.



## **Bayside Pier**

A 100 foot pier is located at the end of Sunset Island Drive extending into the bay. The pier is the only location on the Island where fishing and/or crabbing is permitted.

- When using the pier, please clean up any trash, fishing lines, hooks, bait etc. when finished and dispose of properly.
- Shallow water – no swimming or diving in this area.
- No boat, jet ski, or watercraft access or mooring is permitted.
- Any equipment left unattended on the pier will be discarded.



## **Trash Collection**

In season, trash is collected by the Town of Ocean City on Tuesday, Thursday and Saturday. Trash containers located in the garages of the Townhouses and Singles should be put along the alleyways behind the homes by 6 a.m., and returned to the home promptly after trash pick-up. Trash containers are not permitted to be on the streets after 6 p.m. on the day of pick-up. Please be sure to get all of your trash into the containers and close the containers. Open trash and trash in plastic bags placed on the street are not permitted. If your trash container is missing or damaged, please call your rental company or Ocean City Department of Solid Waste at 410-524-0318, for replacements.

The condominium buildings have trash chutes located next to the elevators. All trash should be sent down the trash chute before your departure. Trash too large for the chute must be placed in the dumpster located in the garage.



## **Construction Activity**

Sunset Island is an active construction site. Construction activities will generate noise and other nuisances during the day. Please exercise care during your stay to avoid any unsafe conditions that might exist. Please stay out of units that are under construction and out of the areas where construction is occurring. We appreciate your patience and cooperation as we complete the build-out of the community.



## Environmental Protection Areas

Sunset Island has several Wetland Protection Areas around the perimeter of the Island. In order to help these plant and animal habitats thrive, we ask all residents and guests to never enter an area marked with a Wetland Protection Sign or sectioned off with dune fencing.

Poison ivy is a native plant that brings numerous benefits to the environmental protection areas. Poison ivy's fruit lasts through winter providing food for more than 60 species of birds. Poison ivy is left to grow on Sunset Island, so it is wise to avoid it. Please take a moment to point out poison ivy to children in order to avoid a very "itchy" stay at Sunset Island.

**Sunset Island is proud of the landscaping throughout the community.  
Please do not throw landscaping stones into the pond, canal or bay.**





## Sunset Island Community Rules

The owners of the units in Sunset Island have all agreed to a series of rules that govern several aspects of the community. Kindly be advised that these rules extend to you and your guests and your use of the property.

Several important rules are summarized below:

- Skateboarding is not permitted anywhere on Sunset Island or in Ocean City. There is a skate park on 3rd Street in Ocean City.
- No offensive activity shall be allowed on or within any Living Unit or any other part of the Community, nor shall anything be done therein or thereon which may be or become an annoyance or nuisance to the neighborhood or other residents.
- No commercial vehicle or vehicle displaying commercial information (including vans used for commercial purposes), truck, trailer, camp truck, recreational vehicle, bus, horse trailer, boat, boat trailer, jet ski, jet ski trailer, or other similar vehicles, machinery or equipment of any kind shall be kept upon the Property or upon the public or private streets within or adjacent to the property.
- No play equipment, including, without limitation, basketball backboards, basketball hoops and other equipment associated with either adult or juvenile recreation shall be erected upon a Living Unit or attached in any manner to a Living Unit.
- Bed sheets, plastic sheets, tablecloths, towels, newspapers, or other similar window treatments shall not be hung or placed in or on any window within a Living Unit.
- No drying or airing of any towels, clothing, bedding or similar materials shall be permitted outdoors within the Property, and clothes-hanging devices such as lines, reels, poles and frames are prohibited.
- Only toilet and facial tissue should be flushed down the toilets. All other items should be disposed of in the trash.

### **An important note about Sunset Island...**

Our goal at Sunset Island is the satisfaction of our residents and guests. To that purpose we wish to remind all guests that living in an attached unit or condo building requires increased levels of sensitivity to one's neighbors. Guests should be cognizant that other residents are often located next to and/or under one's unit and should consider this fact in their daily activities. Please make every effort to keep intrusive noise to a minimum.



## Rental Companies Quick Reference Guide

BEACH REALTY 877-629-0224  
306 Main Street 410-629-0228 (Fax)  
Berlin, MD 21813

BUD CHURCH REALTY 410-524-7888  
7806 Coastal Highway 410-524-1837 (Fax)  
Ocean City, MD 21842

CENTRAL RESERVATIONS 410-723-4111  
6200 Coastal Highway 410-723-4336 (Fax)  
Ocean City, MD 21842

COLDWELL BANKER 410-723-5377  
57th Street 410-524-2993 (Fax)  
Ocean City, MD 21842

HOLIDAY REAL ESTATE 410-524-7700  
7700 Coastal Highway 410-524-7055 (Fax)  
Ocean City, MD 21842

LONG AND FOSTER 410-524-1700  
11701 Coastal Highway 410-524-1423(Fax)  
Ocean City, MD 21842

RESORT RENTALS 410-524-0295  
4600 Coastal Highway 1-800-348-2101  
Ocean City, Maryland, 21842

SHORE LINE REAL ESTATE 410-524-6688  
6800 Coastal Highway 410-524-4225 (Fax)  
Ocean City, MD 212842

VANTAGE RESORT 410-723-1780  
5200 B Coastal Highway 410-723-1745 (Fax)  
Ocean City, MD 21842