



## RENTAL RULES AND PROCEDURES

### **Barn/Front Office/Great Room**

See Rental Binder in unit for hours of operation. To contact us by phone, please call (207) 641-0991 or dial "0" from your cottage. The Great Room is open during Barn Business hours. Children under 13 must be accompanied by someone over the age of 14 while in the Great Room. The Game Room (located on the top floor) is accessible during Barn hours or by using the side door when open after Barn hours. No horsing around, running, or foul language.

### **Pets**

Renters are not allowed to have pets on Summer Village property. Evidence of pets in the rental cottage or on Summer Village property will result in a **\$500.00** cleaning fee and immediate termination of the reservation.

### **Visitors**

All visitors must be registered by the renter via the "Guest Registration" link at [www.cottagesatsummervillage.com](http://www.cottagesatsummervillage.com). Visitors must check-in at the Front Office to obtain a parking pass and gate pass during office hours. Maximum occupancy is 6 people per unit. Unregistered visitors or visitors exceeding capacity will result in a **\$20/person charge**.

### **Noise Control**

Summer Village quiet hours are 10:00 pm to 8:00 am. If you have a noise control complaint after 10:00 pm, call (207) 502-9288.

### **Trolley**

Summer Village provides an in-village trolley, the Bee Line Trolley, to transport you to various locations within the resort. For insurance reason's the Trolley cannot go outside Summer Village property. The Bee-Line Trolley stops are located at the ball field, the Pavilion, and the loop between both pools at the front of the property. The trolley will pick up passengers who are walking and wave down the driver. The trolley will do one continuous loop starting at the top of the hour starting at the maintenance garage. Passengers must remain seated for the duration of the trip. Inappropriate behavior/actions will result in those individuals being asked to get off the trolley. Please consider the driver the "Captain of the Ship" and those who fail to take direction will be asked to leave the trolley. No alcoholic beverages may be consumed on the trolley. See Trolley Schedule in the Rental Binder in unit.

### **Fitness Center/Locker Rooms/Sauna**

Do not wear "street sneakers" on equipment. Dirt and dust from street shoes will wear on the equipment.

#### **FITNESS CENTER**

- Hours of operation: 24 hours/day, accessed by gate card.
- Anyone between the ages of 14 and 17 **MUST** be accompanied by someone 18 years or older. Anyone under the age of 14 is prohibited from using the Fitness Center.



#### LOCKER ROOMS

- Food, gum, open beverage containers are prohibited.
- Remove all personal items from the shower after use.

#### SAUNA

- No one under the age of 18 is allowed.
- Appropriate swimwear must be worn.
- All individuals **MUST** sit on a towel.
- No food/glass containers allowed.
- Drink plenty of water before entering and limit use to 10 minutes.
- Allow a 10-minute cool down after exercising before entering the sauna.

#### **Offensive Language/Behavior/Conduct**

Any renter or visitor of a renter who willfully or neglectfully causes damage to Summer Village property will be held responsible for repairs. If a renter or a visitor of a renter causes such damage, the renter shall be held responsible for the cost of required repairs. Abusive or foul language, whether in person, via phone call or email, directed by a renter to another individual such as a, visitor, contractor, or employee of Summer Village, will not be tolerated. Any fighting or any other type of inappropriate behavior that is either disrespectful or detrimental to the welfare and enjoyment of other individuals such as a visitor or employees of Summer Village will not be tolerated and will result in an automatic **\$250 fine**.

#### **Traffic**

Traffic moves around the perimeter of the Village in a **ONE-WAY** loop. **The speed limit is 15 MPH and is strictly enforced. The speed limit on the side (cross) streets is 5 MPH.** The gravel roads are also one-way. You cannot drive around the entire circle of a gravel road. You can take a left onto a gravel road from the north-bound loop road, but you cannot take a left onto a gravel road from the south-bound loop road. Drivers must have a valid driver's license. No cell phone use while driving. No skitching (The act of hitching a ride by holding onto a motor vehicle while riding on a skateboard, roller blades, or bicycle. No driving with children on laps of driver or in beds of pickup trucks.

#### **Gate Procedures/Use of Gate Cards & Fobs**

Only one vehicle at a time shall be allowed through the Entry/Exit gates via use of a renters or visitors swiped gate card. Renters and visitors are prohibited from swiping his/her gate card on behalf of another person, allowing the person in a vehicle behind or in front of them access to our gated community.

#### **Parking**

**2 vehicles ONLY permitted at each cottage.** Please park straight onto the parking grids located at each unit. There is a gravel cut out where the parking grid is. If you have more than two vehicles, the extra vehicles may park in the overflow parking lot, located at the rear of the property. Each vehicle must display a Summer Village parking pass on the rear-view mirror. There is no parking elsewhere on the property. The trolley runs from 9am-10pm during peak season and on most holiday weekends. See the Rental Binder in unit for the schedule. Violators will be fined **\$50 per occurrence** and may be towed at vehicle owners expense.



### **Electric Vehicle Charging**

The charging of electric vehicles by any means at your unit or at a public or common area of Summer Village is strictly prohibited and will result in an **automatic (no warning) \$200 fine per occurrence**.

### **NO Smoking**

No smoking of any nature including, but not limited to vaping, electric cigarettes, cigars, in any of the "Common Areas" of Summer Village, to be construed as Barn, Fitness Center, Game Room, inside any of the fenced Pool areas, gazebo, at picnic tables under pavilion roof, playgrounds or any of the sports courts (shuffleboard, bocce, basketball, tennis, pickleball, baseball, volleyball, soccer, mini golf). Recreational marijuana, in any form, is prohibited in the Common areas of Summer Village. Marijuana is prohibited from being grown at Summer Village. The use of illegal drugs is strictly prohibited. Renters and their visitors are required to use courtesy and respect for other individuals when smoking in their yards, on their walkways, or when walking down a street or in any other common area. If evidence of smoking is found in the unit, an automatic \$500 fine will be assessed.

### **Storage of Personal Items**

All personal items must be stored within an enclosed storage fence at the cottage or inside the unit including but not limited to; coolers, beach floats, noodles, beach chairs, etc. Excluding Adirondack chairs, no items may remain on the lawn or walkway overnight. Beach towels or beach blankets on Adirondack chairs must be brought in at dusk. Articles of clothing such as bathing suits or cover-ups may not be dried outdoors. Drying racks are not permitted outdoors. No towels are to be hung on tree branches or any other areas of the yards to dry. Umbrellas and shade canopies are not permitted to be used at the cottage at any time.

### **Personal Belongings**

The Summer Village Condominium Association is not responsible for loss, theft, or damage to personal belongings of a renter or visitor.

### **Surfboards/Kayaks/Paddleboards**

Must be stored on the designated storage racks located in overflow parking area in the rear of the property, or on top of vehicle. These items are not permitted to be stored in or around the unit at any time.

### **Bikes/Scooters/Electric Scooters**

All bikes must be stored overnight on a community bike rack or on a bike rack belonging to the unit. Bikes and scooters must be neatly parked if not in use for a short period of time as close to the unit as possible. Electric bikes/scooters may not be charged in a common area or plugged into a common area power outlet. Per Maine state law, all operators and passengers on bicycles, rollerblades, scooters (whether gas, electric, pedal, or manual push) under the age of 16 are required to wear an approved CPSP helmet. All electric or motorized bikes and scooters MUST follow the Summer Village traffic pattern and speed limits as posted. Staff will give one verbal warning as a reminder to children who are not following the Summer Village traffic rules and/or not following helmet laws. Repeat offenders will incur a **\$100** fine.



## **Pools**

Summer Village has three outdoor pools available to owners, renters, guests, and visitors. Hours can be found in the Rental Binder in unit.

- Appropriate swim wear must be worn.
- Swim diapers are to be worn by those at risk for contaminating a pool.
- Pool areas are evacuated during severe weather warnings.
- No glass containers allowed.
- Smoking (including cigarettes, e-cigarettes and vaping) is prohibited in all pool areas.
- No lifeguard on duty.
- Family pools – children under 13 must be accompanied by someone 16 years or older.
- Adult pool – No one under 18 is allowed.
- No one under the age of 18 is allowed in the hot tub.
- No pets within the pool area.
- No running, diving, jumping or flips.
- Inner tubes/floating chairs are not permitted – small children may use arm floaters.

Persons with medical conditions should consult a physician before using the hot tub. Users who feel dizzy, faint, or nauseous must leave the hot tub immediately.

## **Fireworks/Fire Pits/Drones**

Fireworks, fire pits, and drones are not permitted anywhere on Summer Village property per Town of Wells ordinance. **No fire pits of any nature** (wood-burning or propane) are allowed anywhere on the property.

## **Boats/Trailers/RVs**

Absolutely no trailers, boats, RVs, or motorhomes allowed on the property at any time.

## **Trash**

The trash compactor is adjacent to the Association's Front Parking lot. All household trash is to be placed in the compactor. No trash is to be left outside of the compactor or your Unit. Trash not generated at Summer Village cannot be brought to the property for disposal. Renters will be charged a an automatic **\$100** fine, plus removal costs, for items left at the compactor, overflow parking lot or other unauthorized areas.

## **Deliveries**

Renters and visitors must be present to accept their restaurant deliveries. The Front Desk staff will not accept any deliveries on behalf of a renter and his/her visitors. Renters must meet all food and courier deliveries at the Front Registration Parking Lot. Access will not be given to courier and food delivery vendors. There is no mail or package delivery service at Summer Village.

## **Pavilion**

Reservations are not taken for any Common Area or amenity and are on a first come, first serve basis. Please clean up area after use. Please use the trash receptacles to help keep the area clean. The grills must not be left unattended when in use. If you use a grill, please use a provided grill brush to clean up after. In the case that the area is not cleaned after use, a **\$50 fine** will be assessed. No skateboards, rollerblades, or bicycles are allowed inside the Pavilion.



### **Sporting Areas and Equipment**

Users should bring their own sporting equipment. Summer Village has limited equipment for rental available on a first come, first serve basis for a fee (if applicable). Unreturned or damaged equipment will incur a replacement fee charged against your security deposit. Borrowed equipment available for rental by the hour. Contact the front desk at (207) 641-0991 if you would like to inquire about borrowing equipment during office hours only. Rough play, taunting, foul language, and unsportsmanlike conduct are prohibited. Dunking/hanging on the basketball rims is not permitted.