



THE COTTAGES
at Summer Village

2022 Season

Community Rules and Regulations

~Please Read~

We are so pleased that you have chosen Summer Village as the place to spend your vacation time! Please keep in mind that you have rented a *privately owned cottage* that has been decorated by the owner for your enjoyment. Please do not remove any items and leave the cottage in the condition you found it in upon your arrival.

Front Office~ See the brochure in your check-in packet for hours of operation. To contact us by phone, please call (207) 641-0991 or dial "0" from your cottage.

Pets~ Renters or guests of renters are not permitted to have any pets in the rental cottage or on Summer Village property at any time. 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 check in at the Reception Desk to obtain a parking pass.

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, please call (207) 450-9022.

Offensive Language/Communications~ Fighting, foul language, or any other type of inappropriate behavior that is either disrespectful or detrimental to the welfare and enjoyment of other owners, guests, visitors, 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 drivers 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.**

Parking~ Only 2 vehicles permitted at each cottage. Please park according to the photos in your check-in packet. There is a gravel cut out where the parking grid is. If you have more than two vehicles, the extra vehicles will have to be parked 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 in July/August and on most holiday weekends. See the brochure in your check in packet for the schedule.

NO Smoking~ No smoking of any nature including, but not limited to vaping, electric cigarettes, cigars, is allowed in rental cottages or 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 public areas of Summer Village as referenced above. Marijuana is prohibited from being grown at Summer Village.

The use of illegal drugs is strictly prohibited.

Renters & guests are encouraged to use courtesy and respect for others when smoking in their yards, on their walkways, when walking down a street or in any other common area.

Towels/Coolers/Beach Floats/Umbrellas~ Towels may be left on Adirondack chairs to dry but must be brought in by dusk. Coolers, beach floats, noodles, beach chairs, etc. must be stored inside the cottage by dusk. Umbrellas and shade canopies are not permitted to be used at the cottage at any time. All cottages are equipped with washers and dryers to dry towels or wet bathing suits. There should also be a drying rack in the cottage for this purpose. Drying racks are not permitted outdoors. No beach wear or clothing of any nature may be dried outdoors.

Bikes~ We welcome renters to bring bikes, skateboards, or rollerblades to use around the village. Some cottages have a bike rack at the rear of the cottage. Otherwise, there are community bike racks located throughout the property. Bikes are not to be left lying on the yard at any time and shall be neatly stored on a bike rack or leaned against the cottage at night.

Pools~ Children under the age of 13 must be accompanied by a parent or guardian.

Fireworks & Drones~ Not permitted anywhere on property per Town of Wells Ordinance.

Surfboards/Kayaks/Paddleboards~ Must be stored on racks in overflow parking area. These items are not permitted to be left in the yard during the day or evening.

Boats/Trailers/RV's~ Absolutely no trailers, boats, RV's, or motor homes allowed on the property.

Sprinklers~ Our automatic sprinkler system operates at night. Please be sure to close your cottage and car windows before going in for the evening.

Trash~ The trash compactor and recycle bins are located adjacent to the yellow house in the front of property.

Fire Pits~ No fire pits of any nature (wood-burning or propane) are allowed anywhere on the property.

Damaged/Missing Items~ Guests will be responsible for any damage caused by themselves or their guests. Your credit card will be charged for any missing or damaged items. Thank you.

Fines~ Will be assessed for infractions of these Rules after a first verbal and/or written warning.

Housekeeping Check-Out

On the morning of your departure, please do the following:

- 1) Run the dishwasher and put away all clean dishes
- 2) Leave dirty dish towels and dish cloths on the kitchen counter
- 3) Clean gas grill cooking surface
- 4) Turn off all lights, ceiling fans, and the air conditioner
- 5) Remove all trash from the cottage before leaving and deliver to the compactor at the front of the property
- 6) Upon your departure, please drop off keys & gate cards in our mailbox directly located on the left side after the exit gate or at the front desk.

These Rules and Regulations are put in place to assist us in maintaining our property to the high standards expected. It takes all of us to ensure we have the pristine and safe environment we all share. Thank you for helping to make Summer Village a top seasonal resort!

Check-out time: 10:00 AM

Emergency After Hour Number: Rental Manager (207) 502-9288