



SUNSET



ISLAND

AT 67TH STREET

OCEAN CITY

2024 REFERENCE HANDBOOK FOR OWNERS & GUESTS

VITAMIN *Seas*

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Chris Jett
443.523.2360
chris@sunsetisland.net

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2023

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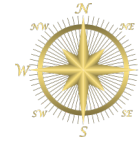


RESERVATIONS CALL: 443-664-5639

Sunset Island

Reference Handbook for Owners & Guests

Version 2024-1



To assist you in having an enjoyable stay at Sunset Island, we would like to share the following information about the community. 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.

The on-site management office is responsible for the amenities , beaches, roads, parking enforcement, landscaping and security. Should you have any questions, the management office is open daily from 8 am to 4:30 pm. The office is located in the Clubhouse at 1 Beach Side Drive, Ocean City, MD 21482; phone 410-520-0044.

The 2024 pool hours will be 10 am to 8 pm daily beginning May 24. From July 1 through August 31, owners will have a courtesy 30-minute early access beginning at 9:30 am; general access will begin at 10 am. Pool hours will shorten to 10 am to 6 pm starting September 3 through September 15, (the final day of the outdoor pool). Off-season hours for the indoor pool and fitness center (October 2024 through April 2025) will be posted at the clubhouse. Please check with the management office for more details.

If you experience concerns regarding the Garden Condominium common areas, elevators, stairwells, alarm panels, hose bibs or construction, please contact Legum & Norman at 410-524-5577. If you have issues inside a unit, contact the rental agency or person from whom you rented the unit. **The management office is not responsible for any rental units, including interior concerns.**

Notice: Sunset Island offers no guarantees of access or use of any or all Sunset Island-owned amenities/facilities. Access to any of the facilities can change at any time with little or no notice. The Sunset Island Management Team will provide updates concerning the amenities on the Sunset Island website, <https://engage.goenumerate.com/site/1734/home.php> and the Facebook page: <https://www.facebook.com/SunsetIslandCAInc>. For more questions or concerns, please contact the office at 410-520-0044. We will make every effort to alert residents and guests of any limitations or restrictions. of the amenities.

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Upon Your Arrival

Sunset Island is a private resort community guarded around the clock; the guardhouse is located at the Island entry point on 67th Street. Access is controlled for the benefits of all who have permission to be on the Island. The rental company/owner that rented your unit should have registered your name on a master list with the office so a welcome package can be prepared for your reservation.

Upon your initial arrival, the security guard will check your reservation name against their list and will provide you with instructions for obtaining your parking and facility passes, if not already provided to you. Depending on your rental company, some provide the package directly from their office at check in. Please have your reservation name and property address. **It's important to know who your rental company is or who you have rented from.**

If you are arriving when the management office is closed, you will be issued a temporary overnight parking pass from security. This pass will allow you to park at select locations on the Island until the management office reopens the next day.

There is a fee for all rental packages that are released from the Sunset Island Office (see below for seasonal rates and for charges associated with the different properties).

The fee for packages that are picked up from the on-site management office can be paid for in advance via phone or upon pick up, if the package fee is not already included in your rental agreement. It is your responsibility to know who is responsible for payment (either rental company, owner or renter). The management office only accepts credit card payments at this time, no cash or personal checks will be accepted. To pay in advance, please call the Sunset Island Management office at 410-520-0044.

There will be NO REFUNDS ON RENTAL PACKAGES, FACILITY PASSES OR PARKING PASSES. In the event of a biological incident in the pool (vomit or feces) state and federal guidelines require the pool to be closed for 24 to 72 hours.



Package Pricing

2024 Condo Package Pricing (each condo package will also have an additional \$15 surcharge that is paid to the Condo Association):

Winter (January 1 - April 30 and October 1– December 31) = \$75.

Spring (May 1 - May 25) = \$110.

Summer (Sunday BEFORE Memorial Day, May 26 to Saturday AFTER Labor Day, September 7) = \$150.

Fall (September 8 - September 30) = \$110.

Long-Term - October 1 - April 30, any rentals over **30 days** pay the flat fee of \$300. Any packages extending into the period of May 1 - September 31, pay the standard weekly package pricing as stated above.

2024 Townhouse & Single-Family Homes Package Pricing:

Winter (January 1 - April 30 and October 1– December 31) = \$100.

Spring (May 1 - May 25) = \$150.

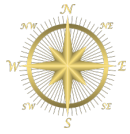
Summer (Sunday BEFORE Memorial Day, May 26 - Saturday AFTER Labor Day, September 7) = \$200.

Fall (September 8 - September 30) = \$150.

Long-Term - October 1 - April 30, any rentals over **30 days** pay the flat fee of \$400 (townhouse), and \$500 (single-family). Any packages extending into the period of May 1 - September 31, pay the standard package pricing as stated above.

Effective May 1 - September 30, a \$25 last-minute fee will be applied to all package requests received less than 48 hours in advance of the reservation start date. Packages will not be released to guests until the fee is received by the management office.



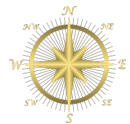


Occupancy

Each home accommodates a maximum number of people pursuant to the Town of Ocean City occupancy ordinance, Sunset

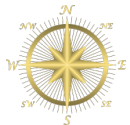
Island follows these guidelines. All occupants including small children and infants count in determining occupancy.

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



Security

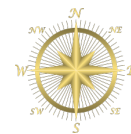
The guard house and clubhouse are both equipped with security cameras. Footage may be used to support an incident/report made by the Association and may be used to assist police in an investigation. Security is on duty 24 hours a day, seven days a week. To reach security, please call 410-524-3988. If no answer, call 443-235-2307. Roving security may be available to help with a security concern; however, you may also contact the Ocean City Police Department at 410-723-6610 or 911.



Vehicles

Only passenger vehicles are allowed on the Island.

Box trucks, personal watercraft or personal watercraft trailers, boats or boat trailers, campers, RV's, oversized vehicles and commercial vehicles are NOT permitted. A list of municipal parking lots that can accommodate these types of vehicles is available at the guardhouse and the management office. No trailers of any kind will be permitted entrance, except for pre-approved contractors.



Vehicles Cont'd

For rental units, travelers with oversize vehicles (large SUVs, large trucks, extended cabs/beds, large vans) may have issues parking in the allowed garage space(s). Should that be the case, the guest may purchase one additional clamshell parking pass for that vehicle to park on the clamshell area, if additional passes are available. Please contact the Management office with questions.



Parking—Important to Know

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

All vehicles must display a parking pass at all times. Sunset Island was designed to promote a pedestrian friendly environment. To ensure your safety, please walk on the brick sidewalks, not in the streets. The community has two types of parking passes, garage and clamshell. Garage parking passes are for the garage attached to the rear of your townhouse or single-family unit or in the designated garage space assigned to your specific condo unit. Clamshell parking passes allow owners/guests to park on any clamshell space in the community (shelled areas along the streets); the vehicle must be facing with the flow of traffic and must be within the clamshell areas (avoid hanging out into the street or sidewalks). Townhouse and Single-Family units are not permitted to park in any Condo garage areas. Garage parking passes are not permitted on the clamshell parking areas.

The Town of Ocean City Fire Department requires that streets and alleys remain clear of parked vehicles. Cars parked in the street, parked in the opposite direction of traffic, failing to display a valid clamshell pass on the clamshell area, failure to display any parking pass, or parked in a fire lane will be subject to TICKETING, TOWING and a FINE at the vehicle owners expense. While we will make every effort to locate the owner to correct the parking issue, if information is unavailable, security and management will enforce parking regulations as described.



Parking—Important to Know Cont'd

We would greatly appreciate your help and cooperation to maintain a safe and enjoyable environment at Sunset Island.

If you have extra vehicles that exceed the available number of parking passes for your property, please contact the management office to see if any additional clamshell passes are available for purchase. Security can provide a list of municipal parking lots.

If you are renting a **Condominium** property, you will receive two parking passes: One orange garage pass for a designated space in the parking garage of the building in which your unit is located and one blue clamshell parking pass for the clamshell areas located throughout the community (by your building or by the clubhouse/pools). Garage height in condo buildings is 7'2". Large SUVs and trucks may not fit in the garage spaces and should be parked in the clamshell area. Guests may have to purchase an additional parking pass, if available. Parking passes need to face toward the front of the vehicle to be easily visible to security.

If you are renting a **Townhouse or a Single-Family** property, you will receive three orange garage parking passes. These passes are for parking in the garage of the unit or on the garage pad directly behind the garage door. Parking pass information needs to face toward the front of the vehicle to be easily visible to security.

Parking permits should be hung from the rearview mirror and must be visible at all times when you are in Sunset Island. Parking on the asphalt surfaces is strictly prohibited. Please do not block or park in alleyways, as these are designated as fire lanes. Improperly parked vehicles may be ticketed or towed. The parking spaces in front of the clubhouse, clearly labeled Condo A & Condo B are strictly reserved for the owners in the condo units above the clubhouse. Parking without the specific pass for those spaces is a parking violation and will be subject to ticketing and towing.



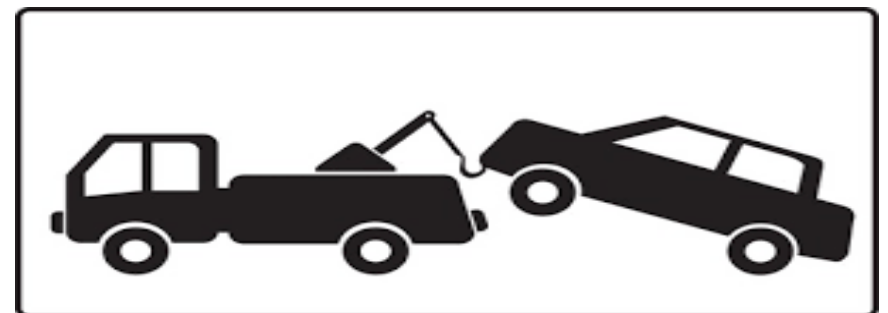
Parking—Important to Know Cont'd

Guests may purchase one additional parking pass for the length of the reservation or up to one week for \$70. Passes may not be available and cannot be sold for a shorter or prorated price. Any additional vehicles that do not have a pass must park outside of the community. The management office is not permitted to swap one type of pass for another.

Please return ALL parking passes to the office at the end of your stay to allow passes to be recycled and keep rental package pricing down.

Owners may request up to two additional parking passes for up to a one week period. The first requested pass will be at no cost. Effective Memorial Day weekend through Labor Day, if the owner requests a second additional parking pass that overlaps the first requested pass, there is a fee of \$5 per day for overlapping days. Owners may request the additional parking pass(es) in person, via phone, email, or online form. The request can be made beginning three days in advance of the starting date of the pass and may be picked up as early as 24 hours before the starting date. The owner may designate another person to pick up on their behalf. Expired or fraudulent passes will be addressed as a parking violation and cars will be subject to ticketing and towing.

If your vehicle is towed, you may retrieve it at the Public Safety Building located at 6501 Coastal Highway, Ocean City, MD. 21842. 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.





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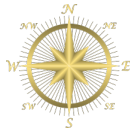


Pets

All animals, except for registered service dogs/animals, are prohibited in all Sunset Island rental properties (any property that is in use by anyone other than the property owner or the property owner's family and non-renting guests). Please contact the management office for a copy for the Community Pet Policy. For every registered dog, the management office will issue a dog pass identifying the owner or service animal. That dog pass must always be visible on the person or the dog (leash or collar) while outside the residence. Failure to register a dog will result in a covenant violation that may include a monetary penalty to the unit owner. Pet owners are responsible for picking up after their animal; dog waste stations have been provided throughout the community for your convenience.

Roving security will check for dog tags and watch to ensure dog waste is picked up. Dogs must be leashed at all times, excluding for the designated Dog Swim events.





Island Facilities

Clubhouse, Fitness Center and Pools

Sunset Island is the proud home to one of the finest clubhouses and pool facilities in Ocean City. Facilities include an indoor pool, outdoor pool, fitness center and outdoor restaurant . Each individual older than 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 six 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 (up to two additional are available for condos , and up to six additional passes are available for townhouses and single family units). Additional passes cost \$70 per pass for length of stay. Children age 3 and younger do not need a pass. A day pass option is available for purchase for \$25 per pass per day.

The 2024 pool hours will be daily 10 am to 8 pm beginning May 24. From July 1 - August 31, owners will have a 30-minute early access beginning at 9:30 am; general access will begin at 10 am. Pool hours will shorten to 10 am to 6 pm September 3 - September 15 (the final day of the outdoor pool). Off-season (October 2024 -April 2025) facility hours will be posted in the clubhouse . Please check with the management office for more details.

Please be advised that the clubhouse, fitness center and pool facility are monitored via a video surveillance system. Management reserves the right to temporarily or permanently deny use of the facilities to anyone violating the rules .

In the event of a biological incident the pool will need to be closed for 24 to 72 hours. If you are not feeling well, please refrain from using the pool.



Admissions

All persons entering the pool or clubhouse facilities must present an authorized facility pass to gain access to the pool facility. Children 3 years old and under do not require a pass. Passes must be carried with you at all times to scan in and out of pool access.



Clubhouse Facility Rules

- All persons utilizing the Clubhouse must present a valid facility pass to gain access to the facilities (one per person).
- Children under the age of 15 must be accompanied and supervised by a responsible adult (18 years of age or older) at the pool areas.
- 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.
- The multipurpose room is not available for everyday use and must be reserved for use; a fee applies. This room is designated for meetings and events with prior arrangement. Contact the management office for more details.
- Out of respect for others, no abusive or profane language.
- No bare feet or wet bathing suits permitted on the second floor of the clubhouse.
- Sunset Island Community Association is not responsible for personal items.
- Smoking, including vaping devices and e-cigarettes, is not permitted in the clubhouse, on the pool decks or on the beaches. Please smoke only in designated smoking areas.
- Arguing, fighting , creating a commotion , or other inappropriate activity , either inside the Clubhouse or on the pool decks, is strictly prohibited . Patrons who participate in such activity shall be subject to suspensions .
- Pets are not permitted in the clubhouse or pool area.





Fitness Center Rules

- For safety reasons, no one under the age of 15 is permitted in the fitness center, with or without supervision of an adult.
- Proper gym attire is required. Shirts and athletic shoes are required to be worn at all times. Sandals, flip flops, and Crocs are prohibited. No wet clothing is permitted.
- Be courteous to others and limit your time on the equipment to no more than 20 minutes when others are waiting.
- Wipe down equipment after every use.
- Personal listening devices such as mobile devices are permitted with headphones.
- Food is not permitted in the fitness center
- Do not drop or bang the free weights on the floor or weights stacks on the machines.
- Improper use of equipment will result in loss of privileges to the facilities.
- Turn off TVs after use.



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 infractions may result in having your pool 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 the 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 the pool. Entering the water during that time could cause serious injury/illness.

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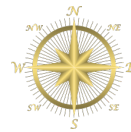
www.CoastalResortRentals.com

443-664-2884



Pool Rules Cont'd

- A ten minute break at the top of every hour beginning at 2 pm daily, requires EVERYONE to exit the pool so that staff can clean the pool and check the chemical levels. Children are encouraged to utilize this break for restroom visits.
- The pool may be closed at anytime due to weather (rain, lightning, thunder, wind, etc.), equipment maintenance or other operational difficulties .
- No outside food, drink or coolers will be permitted in the pool area. Reasonable allowances will be permitted when the Sunset Island Bar & Grille is closed. Water in plastic bottles, thermal cups, or similar containers are permitted.
- Alcohol or food will not be permitted on the edge of the pool.
- 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 four children under the age of 12 into the pool area.
- Admission may be refused to anyone who is ill (skin abrasions, colds, coughs, excessive sunburn , nasal/ear discharges, extremely inflamed eyes, etc.) or to anyone wearing bandages or under the influence of drugs/alcohol.
- All bathers must wear proper swimming attire to enter the pool.
- Anyone who wears diapers for incontinence must wear rubber pants in the pool at all times. Reusable rubber pants are available in the office for a small fee.
- Glass containers of any kind will not be allowed in the pool area
- No running, diving, rough play, offensive language , chewing gum, spitting, pets, changing of clothing or diapers permitted in the pool area.
- Smoking, including vaping devices and e-cigarettes, is not permitted in the clubhouse, on the pool decks or on the beaches. Please smoke only in designated smoking areas
- Pool furniture may not be saved for future use, saving chairs by placing personal items on them is prohibited Personal items left on unused chairs for more than 15 minutes will be removed by clubhouse staff.



Pool Rules Cont'd

- It is management's discretion to determine when to close the umbrellas for safety in windy conditions.
- 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 floating devices are available; one per person.
- Supervised activities, such as volleyball, may be allowed at the discretion of the lifeguards.
- Approved pool toys will be permitted In the outdoor pool between the hours of 10 am-12 pm and 6-8 pm. Mermaid tails are not permitted in pools .



Interactive Fountain

The Interactive Fountain is located in the central plaza on Fountain Drive West. The fountain operates daily from May through October. The schedule varies depending on weather, including windy conditions, and regular maintenance requirements. A few things to know about the Interactive Fountain:

- Regular hours of operation are from 10 am - 4 pm & 6 -10 pm.
- The fountain contains a series of 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, drinks, glass containers, and no smoking permitted.
- No bicycles, skateboards, scooters, rollerblades, razors etc., permitted.
- No rocks or other hard or sharp objects in the fountain area or on the fountain surface permitted,
- Animals are prohibited.

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 Across from the Fountains • marisolmarketcafe.com

PADDLE BOARD & kayak rentals
 ON THE ISLAND

Contact Marisol's for Rental Information

DOORDASH AVAILABLE



Marisol's Market And Café

Marisol's Market and Café is located directly across from the interactive fountain . The market is here to serve the community with a wide variety of food and snacks , drinks and last minute general store items. They are proud to serve Starbucks coffee, Boar's Head sandwiches , salads, acai bowls, ice cream, fresh pastries, beer, wine, and so much more! For your convenience they deliver on Sunset Island (Door Dash delivery is also available). Kayak and stand up paddleboards rentals are available from the store. New in 2024 Marisol's will offer snowballs and hotdogs!

Marisol's is open 7 am –9 pm daily starting May 24 till Labor Day. Contact Marisol's via 410- 520-0348 or on the web at www.marisolmarketcafe.com.

Marisol's is proud to assist local food banks, providing a drop-off box for any unexpired and unopened food or non-perishable items. Upon your departure, feel free to drop off anything that you wish to donate and our Social Committee will take it to those in need.



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**No outside beer, liquor, or wine permitted.
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**www.SunsetIslandBarAndGrille.com
410-520-4540**



Sunset Island Bar & Grille

Sunset Island Bar & Grille is our full-service restaurant located waterfront in the Sunset Island Community . Sunset Island Bar & Grille is open in-season, offering a wide variety of specialty dishes and lite fare lunch and dinner seven days a week. Service areas includes the pool deck, the beach adjacent to the pool, dining tables in the sand, the upstairs balcony, upstairs bar, and Tiki Bar.

Relax and settle in for the best sunset in Ocean City with indoor and outdoor seating, appetizing lite fare, delicious dinners, and tasty drinks from the Tiki bar.

A variety of both Happy Hour drink specials and dining specials is offered throughout the week. Sunset Island Bar & Grille also provides live entertainment on select evenings to enjoy by the water with friends and family.

The restaurant's service area is predominantly outdoors. In cases of inclement weather, it may close.

Sunset Island is a private community, but please remember that all alcohol laws apply and there are certain areas in the community where alcohol consumption is prohibited.

NOTE: Sunset Island Bar & Grille does not accept vertical ID's (licenses), there will be no exceptions.



Island Perimeter Path

A walking 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.



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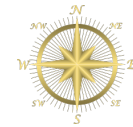



Scan to View Our
Specials!



Scan to View Our
Menu!





Bayside Crabbing and Fishing Pier

A 100 foot pier extending into the bay is located at the end of Sunset Island Drive. The pier is the only location where fishing and/or crabbing is permitted. Crabbing and fishing is not permitted elsewhere, including the boardwalk adjacent to the marina/restaurant. Rules include:

- When using the pier, please clean up any trash, fishing lines, hooks, bait etc., and dispose of properly.
- The water is shallow: No swimming or diving in this area.
- Boats and personal watercraft access or mooring is NOT permitted.
- Any equipment, such as crab pots, left unattached or attached on the pier may be discarded.

ADVANCED *marina*

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PONTOONS



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Sunset Island Marina
Island Edge Drive
Ocean City, MD 21842

2024 Boat Slip Lease/Rental Rates

SUBJECT TO CHANGE WITHOUT NOTICE

Seasonal Lease:

Please contact Tom: (301) 509-7401 or tommy@natelli.com for additional information and availability

Boats and PWC

Standard Slip	23'11" or under	\$	2,200.00
Standard Slip	24' - 29'11"	\$	2,400.00
Standard Slip	30' to 35'	\$	3,200.00
Wide Beam Slip	12' or wider	\$	4,750.00
Standard Slip w/10K lbs. Boat Lift	24' and under	\$	3,200.00
Standard Slip w/Single PWC Float		\$	1,100.00
Standard Slip w/Double PWC Floats		\$	2,200.00

SEASONAL SLIP LEASE REQUIRES:

Copy of Boat Registration and Boat Insurance
Signed Lease and Completion of Homeowner/Boat Information (see attached)
Must be a Sunset Island Homeowner

Daily Slip Rental available through Advanced Marina

Call (410) 723-2124 for current rates

*DAILY SLIP RENTAL REQUIRES:

Copy of Boat Registration and Boat Insurance
Must be a Sunset Island Homeowner/Guest of a Homeowner/Renting a Unit and with proper documentation
Daily Slip Rental agreement completed prior to arrival and slip occupancy
Payment and deposit prior to arrival and slip occupancy

*SUBJECT TO CHANGE

Sunset Island



with Laura Geraghty, Owner of Infinity Fitness LHG, LLC
Certified in NASM Personal Training and AFAA Group Fitness
Email: Laurageraghty24@yahoo.com
Cell: 301-275-8984

June 17 through August 9
Check weekly for any cancellations:
Owners – Sunset Island Website
Non-Residents – Facebook Page (Sunset Island Community Association, Inc.)

50-minute sessions
Monday, Wednesday, and Friday Mornings at 8:30
Please arrive 5-10 minutes early
Meet at the Fountain
If raining, class is cancelled.

\$10 per person - Cash/PayPal/Venmo Accepted
PayPal – Laurageraghty24@yahoo.com
Venmo - @laurageraghty24

Bring water & a towel or yoga mat

This high intensity interval training (HIIT) class will start your day off right! This class focuses on cardio and strength training that will make you leaner, fitter and stronger. Workouts are designed for all fitness levels with modifications for every exercise.

Sunset Island Activities Calendar 2024

May 22—4 pm—Inner Bloom—Fresh Flower Arrangement Class

May 24—10 am – Outdoor pools & pool deck reopen for the season!

May 26—5 pm – Oyster Ornament Class

June 11—5 pm—Cupcake Decorating Class

June 18—12 pm – Maryland Coastal Bay Nature Program at Sunset Cove Beach adjacent to the pool (details on page 31)

June 18—4 pm—Inner Bloom—Dried Wreath Class

July 1—9:30 am – Owner Early Pool Access begins through August 31

July 4—9 to 10 am – Special Owner's July 4th Dog Swim (all welcome to watch the dogs frolic)

July 4—6 pm – July 4th Parade & Ice Cream Social (bounce houses for available kids at 5-7 pm)

July 9—3 pm – Maryland Coastal Bay Nature Program at Sunset Cove Beach adjacent to the pool (details on page 31)

July 9—5 pm—Cupcake Decorating Class

July 14— 11 am—Inner Bloom—Dried Flower Mini Arrangement Class

July 17—3 pm – Maryland Coastal Bay Nature Program at Sunset Cove Beach adjacent to the pool (details on page 31)

August 12—2 pm – Maryland Coastal Bay Nature Program at Sunset Cove Beach adjacent to the pool (details on page 31)

August 13—5 pm—Cupcake Decorating Class

August 31—9:30 am – Final day of Owner Early Pool Access

September 3—Pool hours reduce to 10 am to 6 pm for the remainder of the season

September 7—End of Season Owner Party (The outdoor pool will close at 2 pm; the indoor pool will be open regular hours)

September 15—6 pm – Outdoor pool and pool deck close for the season

Fitness Options

Boot Camp – see page 29 of the Sunset Island 2024 Handbook for more information.

Yoga on the Beach – Tuesdays, Thursdays, & Sundays at 9 am, located at Hidden Cove Beach (at the end of Fountain Drive West)

All classes are weather dependent; pay instructors directly.

Summer Long Activities

(Events are weather dependent and subject to change)

Owner Dog Swims – Every Saturday, beginning May 25th, from 9 am to 10 am at Hidden Cove Beach (at the end of Fountain Drive West, the final dog swim is September 21st).

Weekly Tie Dye Sessions – Tuesdays at 2 pm, in the grassy area at the end of the pool

Weekly Candle Making Class – Wednesdays at 5 pm, in the multipurpose room at the Clubhouse; see page 34 of the Sunset Island 2024 Handbook for more information.

Weekly Rock Painting Sessions – Thursdays at 2 pm, in the grassy area at the end of the pool

Weekly Movies on the Beach – See our weekly calendar at the Clubhouse.

Follow the Sunset Island Community Association, Inc. Facebook page, <https://www.facebook.com/SunsetIslandCAInc>, for updates on social activities.

Check out www.ococean.com/events for more events in Ocean City and the surrounding areas.

Maryland Coastal Bay Program

Are you ready for an exciting exploration of our bayside waters? Join the Maryland Coastal Bays Program's education coordinator and staff for an all-ages, hands-on investigation of our sea critters. We'll use seine nets to gather and identify all sorts of fish, shrimp, snails, crabs, jellies, and other under-the-sea dwellers, and then we'll work together to release them safely. Join us on the main beach for a free hour of learning and laughter! Check the Activities Calendar on page 30 for Maryland Coastal Bay Program dates.



Chris Shepard
 CCS Home Projects, LLC – MHIC# 128974
 410-925-8641

**#1 service provider for
 Ocean City Resort Rentals!**



SERVICES AVAILABLE:

- Pigeon nesting prevention
- Custom outdoor shower doors
- Storm door installation
- Power washing
- Interior painting
- Flooring installations
- Rental damage repairs
- Off-season home monitoring
- Winterizations
- Storm prep
- TV mounting
- Keyless lock installations
- Garage door opener install/re-program
- Screen repair/replacement
- Removal of unwanted furniture
- Garage floor epoxy
- Kitchen/Bathroom renovations
- Smoke detector installs
- General home maintenance
- Outdoor shower repairs

Trash Collection

TRASH PICK UP SCHEDULE

	SUMMER SCHEDULE		WINTER SCHEDULE
	May 13, 2024 - Oct 7, 2024 M, W, F, Sa, & SU	June 16 2024- Sept 1 2024 M, W, F, Sa, & SU	Jan 1- May 12 2024 & Oct 12 - Dec 31 2024 M, W, & F
Garden Condo Bldgs			
Townhomes	T & F	T, F, & Su	T
Single Family	T & F	T, F, & Su	T

Townhomes & Single Families pay for additional 3rd trash pick up on Sundays (June 16 through September 1)

Town of Ocean City Solid Waste : 410-524-0318

Townhouses & Single Family units pay for 11 weeks of a third trash pickup on Sundays (June 16—September 1) . Town of Ocean City Solid Waste : 410-524-0318

Single Family & Townhouses— The town of Ocean City requires all trash be placed in appropriate covered containers. At the time of occupancy, the builder provided each owner a trash container that meets Town of Ocean City requirements. It is a violation of Town ordinance to place garbage outside the home in bags or other containers. Owners and guests must arrange for removal of bulk items, boxes, and items that cannot be placed in the trash container. All trash containers must be brought to the end of the driveway by 6 am on the morning of pick up. The containers should be brought back in immediately following pick up. If your trash container is missing or damaged or if you require bulk pick up, please call your rental company or Ocean City Department of Solid Waste at 410-524-0318.

Construction dumpsters are for construction use and material only. Violators caught dumping in unapproved dumpsters will be prosecuted to the fullest extent of the law.

The Town Of Ocean City utilizes a waste-to-energy contractor rather than traditional recycling. For more details contact the Ocean City Department of Solid Waste 410-524-0318. Should you wish to recycle, Worcester County offers drop-off centers: <https://www.co.worcester.md.us/departments/publicworks/recycling/dropoff>

Garden Condominium Buildings—Trash chutes are located next to the elevators All trash should be sent down the chute before your departure. Trash too large for the chute must be placed in the dumpster located in the garage. For questions or concerns about the Garden Condo buildings, please contact Legum & Norman at 410-524-5577.

Ask about Welcome Kits
 Text Hasan @ 443 397 8443
 Email: 7608LLC@GMAIL.COM
 Email or Text for Details

See our schedule @ the clubhouse

Elevate your rental experience

*Sip Wine & Design
A one of a kind
Candle with us*

*Join us for a Candle making class where you can sip on
Wine get inspired and design your own custom candle.
Let your creativity flow- have fun create with a true
candle professional
You will have you laughing while learning about the
craft
of candle making.
you will get a step by step walk through from scenting to
coloring then pouring your own one of a kind candle
from Tranquilsuds!
(and most importantly you!)*

Tranquilsuds.net
**Weekly Candle
Making Class**

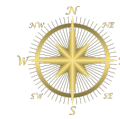
*2hr class approximately
You will need to wait 2 weeks
Before lighting them @ home
It's worth the wait we promise
Join 940-600-5395
Hasan 443-397-8443*

*Text to confirm
Pay when you arrive*

Welcome Kits Available
 Email: 7608LLC@GMAIL.COM
 Text: Hasan @ 443 397 8443

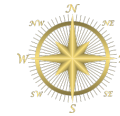
Weekly Candle Crafting Class
 Email: 7608LLC@GMAIL.COM

WWW.TRANQUILSUDS.NET



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. Please stay out of units that are under construction and construction areas. We appreciate your patience and cooperation.



Environmental Protection Areas

Sunset Island has several Wetland Protection Areas around its perimeter. In order to help these plant and animal habitats thrive, residents and guests should never enter any area marked with a Wetland Protection area sign or sectioned off with dune fencing.

Poison ivy is a native plant that provides food for more than 60 species of birds; be aware that it grows throughout the protection areas.

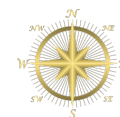
Sunset Island is proud of the landscaping throughout the community.

Please do not throw landscaping stones into the pond, canal or bay.



Beach Wheelchairs

The Sunset Island Community Association, Inc., is pleased to offer the availability of a beach wheelchair for its members and members' guests & tenants in need of assistance in traveling across sand. One chair is available for use and will be reserved on a first-come, first-served basis. The beach wheelchair is available for use from 8:30 am-4 pm Memorial Day weekend to the third weekend in September . Please visit Sunset Island management office for more information.



Island Beaches

There are three 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



Island Beaches Cont'd

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.

- No one is permitted to store or leave items in the common area including leaving items on the beaches overnight or to setting up before staff has raked the beaches. Any items left on the beach will be placed in the Association's lost and found for 48 hours. If not collected by that time, the items will be disposed of or turned over to the Police Department.
- Motorized boats, and personal watercraft (Jets Skis, WaveRunners, etc.) are NOT permitted on the beaches. Please load/unload passengers from watercraft at any of the first three finger piers next to the restaurant boardwalk area.
- Please dispose of any trash in the trash receptacles when exiting 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, birds or other animals. Do not pick up or harass horseshoe crabs that come onto the beaches to spawn. The Sunset island Community Association is committed to protecting wildlife.
- Large pop up tents, canopies, or four-poster coverages are NOT permitted. Shade equipment is limited to a nine foot umbrella or smaller. Small baby tents are permitted.
- No climbing on the rocks surrounding the beaches. These rocks are sharp and slick due to algae build up.

Be aware that beaches are not guarded! SWIM AT YOUR OWN RISK!



Sunset Island is a quiet community

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 neighbor. Please make every effort to keep intrusive noise to a minimum.

In cases of excessive noise, please contact the Sunset Island Security Team at 410-524-3988. If the issues continues after Sunset Island Security has addressed the noise complaint, please contact the police department; their non emergency line is 410-723-6615 .





Sunset Island Community Rules

The owners of the units have all agreed to a series of rules that govern the community. Kindly be advised that these rules extend to you and your guests.

Several important rules are summarized below:

- Skateboarding is not permitted anywhere on Sunset Island or in Ocean City. There is a skatepark located on Third street in Ocean City.
- No offensive activity shall be allowed on or within any 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 info (including vans used for commercial purposes) , truck, trailer, camp truck, recreational vehicle, bus , horse trailer, boat trailer, boat, Jet Ski-type craft/trailer, 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 drying or airing of any towels, clothing, or similar, materials shall be permitted outdoors.
- Please dispose only toilet and facial tissue down the toilets. All other items should be disposed of in the trash.
- Grilling is allowed at the end of the garage pads behind the townhouses and single family homes. Grills must be 20 feet from the dwelling. No grilling should be done on any balconies or porches. Grilling at the condo buildings is not permitted. Sunset Island does not have any public grilling areas. Anyone seen grilling in unapproved areas including balconies or within the covered garages, will be in violation of town ordinances. Please contact the local fire department to address these issues at 410-289-8780.
- If you have a specific concern with your rental unit, please contact your rental agent to have these concerns addressed.

Rental Companies Quick Reference Guide

CENTRAL RESERVATIONS	410-723-4111
6200 Coastal Highway	410-723-4336 (Fax)
Ocean City, MD. 21842	
COASTAL RESORT RENTALS	443-664-2884
8008 Coastal Highway	
Ocean City, MD. 21842	
OC BEACHFRONT RENTALS	410-344-5701
Suite 116, 12417 Ocean Gateway	
#B11, Ocean City, MD. 21842	
OCEAN CITY RESORT RENTALS	410-723-2111
6500 Coastal Highway	410-723-2113(Fax)
Ocean City, MD. 21842	
SHORELINE REAL ESTATE	410-524-6688
6800 Coastal Highway	410-524-4225(Fax)
Ocean City, MD. 21842	
SUNSET ISLAND SALES & RENTALS	410-705-4579
23 Fountain Drive West, 2nd Floor	
Ocean City, MD. 21842	
VACASA—OC GUEST SERVICES	410-723-5377
6405 Coastal Highway	410-888-3180
Ocean City, MD. 21842	

If there are concerns with the condo building common areas such as elevators, alarm panels, stairwells, trash chutes, etc.; please contact your rental company and the Condo Building Management team, Legum & Norman at 410-524-5577.

All rentals are made through a rental company or by the owner directly. If you have any issues with your reservation, package, linens, WI-FI in the property, or if any interior components are broken or not working, contact the party you signed your lease agreement with. Sunset Island Community Association is not party to any rental agreements, only providing the rental package that includes the proprietary materials, parking and facility passes.

FREQUENTLY ASKED QUESTIONS

- Q: **Where do we pick up keys?**
A: The keys are picked up at your rental agents office or, if you went directly through the homeowner, they should have provided you with a door/garage code or lock-box code to gain access.
- Q: **What is the registration fee during the season?**
A: Please refer to page 7 of this handbook for package pricing details.
- Q: **What is the off-season registration fee?**
A: Please refer to page 7 of this handbook for package pricing details.
- Q: **Is the registration fee refundable?**
A: The Sunset Island Community Association, fee is not refundable. If there are issues with the property and refunds are requested, that will be between the rental company and the tenants.
- Q: **Do we return any of the package items we receive?**
A: Yes please return the package to the Sunset Island Management office at the end of your stay, as we can re-assign parking passes. Do not leave any package items behind for future tenants.
- Q: **What are the hours for the Association Facilities?**
A: Please refer to page 4 or 14 of this handbook.
- Q: **Why are we limited to purchasing up to 6 additional pool passes for a town-home or Single-Family rental or up to 2 additional pool passes for a condo rental.**
A: These limits match the total occupancy limits set for these homes; Townhomes and Single Family units can have a maximum of 12 people and the Condos have a maximum of 8 people.
- Q: **Is there any additional parking?**
A: There is limited additional parking within Sunset Island; however, you may park extra cars OUTSIDE of the Island along 67th street.
- Q: **Can I buy an extra parking pass?**
A: Yes, if we have clamshell passes available, they are \$70 for either the length of your reservation or up to one week.
- Q: **Can I buy a day pass for parking?**
A: Yes, but it is \$70, there is no short term or prorated pricing.
- Q: **What happens if I park in the wrong place?**
A: You will be subject to ticketing, towing & fines. The towing policy is very strict, please see Parking on pages 9 through 11 of this handbook.

- Q: **Can I buy additional pool passes?**
A: Yes, for a cost of \$70 per pass. We also offer day passes for \$25 per pass/per day, not to exceed the maximum occupancy limit of the unit being rented. This fee is non-refundable. Please note that the beaches and the interactive fountains do not require passes and the passes are interchangeable amongst your group (no one pass needs to be designated to any one person).
- Q: **Is the facilities pass refundable if we are unable to use the passes?**
A: No. Sales are final at purchase, so please be sure you need the additional passes or consider purchasing a day-pass option.
- Q: **What are the general pool hours?**
A: In season, the pool is open from 10 am to 8 pm daily.
Children 3 and under do not need a pool pass.
Additional information is available in the handbook; see pages 14 through 19.
- Q: **Who do I call about issues/concerns with the house (something broken, leaking, linens, etc.)?**
A: You should contact the rental agency or person from whom you rented.
- Q: **Who do I call about loud/noisy/late night parties/renters?**
A: Ocean City Police Department at 410-723-6600 or 911.
Onsite Security at 410-524-3988
- Q: **Do I need a fishing license to fish at Sunset Island?**
A: No you do not need a license for the fishing/crabbing pier on Sunset Island. No fishing is permitted along the marina area or along the boardwalk near the restaurant.
- Q: **How do I rent a boat slip?**
A: For short-term rental, contact Advance Marina at 410-723-2124 or see page 28 for more slip rental information.
- Q: **What are the operating hours and phone number for the Sunset Island Management Office**
A: Office hours are 8 am—4:30pm daily in season. Our office number is 410-520-0044.
- Q: **Are pets allowed on Sunset Island?**
A: Animals and pets, except service animals, are prohibited in all Sunset Island rental properties. If you are in need of a kennel for your pet, please check with your rental agent.
- Q: **Can I have a cooler in the pool area?**
A: The pool deck is the main source of service for the restaurant, but reasonable allowances will be made for small snacks, baby foods, medication, water in a small cooler/lunchbox. Large coolers may be taken to the beach, excluding alcoholic beverages, to protect the restaurant's Liquor License.

Community Policies and Rules to be Followed by all Owners, Guests, and Patrons:

Skateboard Policy & Enforcement

- Skateboards and similar recreational mobility devices are **Strictly Forbidden** for use on Sunset Island

Golf Cart Policy & Enforcement

Golf carts operated on the island must adhere to the following:

- Must be operated by a licensed driver
- Loud music is prohibited
- Must have no more than the seating capacity onboard
- Must obey speed limits posted on the island

Posted Speed Limits

- Must obey posted speed limits at all times
- Must stop at all stop signs and at the guard house
- Be alert to children and other pedestrians on the island

Wildlife Policy & Enforcement

- It is absolutely forbidden to disturb wildlife on Sunset Island. This includes tossing any items at or near them though the items may appear harmless.



A VACATION RENTAL COMPANY THAT CARES



Locally Owned & Managed

**MAXIMIZE
YOUR RENTAL
REVENUE**

Personal
Accountability

Hello! We are in the neighborhood!

Did you know?

We manage Sunset Island properties
EXCLUSIVELY.



ON SITE office!



Weekly Inspections for
Each Property.



IN-HOUSE sales department.



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RENTALS
www.shore4home.com
SALES



Denny Murphy
Denny@rentsunsetisland.com
Cell Phone: 410.490.6524

Eliana Miteva
Eliana@rentsunsetisland.com
Cell Phone: 302.339.9166

Office line: 410.705.4579

23 Fountain Drive W, Floor 2B Ocean City, Maryland

Ocean City Resort Rentals

410-723-2111

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- *Clean properties with 5-Star reviews!*
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Stevi - Owner