

SUNSET ISLAND

AT 67TH STREET OCEAN CITY



2023
REFERENCE HANDBOOK
FOR GUESTS

SunsetIsland.net



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Sunset Island

Reference Handbook For Guests

Version 2023-1

To assist you in having an enjoyable stay at Sunset Island, we would like to share the following information with you 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 by all of us at Sunset Island.

The on-site management office is responsible for amenities and beaches, roads, parking enforcement, landscaping, and security. Should you have any questions, the management office is open daily from 8 a.m. until 4:30 p.m. The office is located at the Clubhouse, 1 Beach Side Drive; phone 410-520-0044.

The 2023 pool hours will be daily 10 am to 8 pm beginning May 26, 2023. From July 1 through August 31 owners will have a 30 minute early access beginning at 9:30 am and general access will begin at 10 am. Pool hours will shorten to 10 am to 6 pm from September 5, 2023 through September 17, 2023, (the final day of the outdoor pool). Off-Season (October 2023 – April 2024) facility hours will be posted in the clubhouse. Please check with the management office for more details.

If experiencing concerns about the Garden Condo common areas, elevators, stairwells, alarm panels, hose bibs, please contact Legum & Norman at (410)524-5577. If experiencing issues inside a unit, contact the rental agency or person from whom you rented the unit.

At this time the Sunset Island facilities have returned to normal operations, but should COVID19 restrictions be reinstated, several, if not all, amenities offered within the Sunset Island Community may or may not be available or may be required to operate differently than owners and returning short-term guests are typically accustomed to experiencing. Access to the amenities is not guaranteed, and hours and availability are subject to change at any time

Notice: Sunset Island offers no guarantee of access to or uses 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 any updates concerning the amenities, availability, and restrictions applied to these areas on the Sunset Island Website, www.sunsetislandca.net, and the Facebook page, Sunset Island Community Association, Inc. For more questions or concerns, please contact the office at 410-520-0044.



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PADDLE BOARD & kayak rentals


ON THE ISLAND

**Contact Marisol's for
Rental Information**



**DOORBASH
AVAILABLE**





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Upon Your Arrival

Sunset Island is a private resort community guarded 24 hours per day; a guardhouse is located at the Island entry point on 67th Street. Access is 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 coming to Sunset Island on the day of your planned arrival.

Upon your initial arrival, the entry security guard will provide you with instructions for obtaining your parking passes and rental information from the management office. If you rented through a rental agency, parking passes and rental information will be provided by that agency. Please have available your lease agreement, a driver's license or other form of ID, and the unit number where you are staying.

If you are arriving when the management office is closed, you will be issued a temporary parking pass by the entry guard. 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.

There is a fee for all rental packages that are released from the Sunset Island office. Below are the charges associated with the different properties and the seasonal rates.

Condo Package Pricing (Each Condo Package will also have an additional \$15.00 surcharge that is paid to the Condo Association):

- Winter (January 1, 2023 - April 30, 2023 and October 1, 2023 – December 31, 2023) = \$75.
- Spring (May 1, 2023- May 27, 2023) = \$110.
- Summer season (Sunday BEFORE Memorial Day, May 28, 2023 to Saturday AFTER Labor Day, September 9, 2023) = \$150.
- Fall (September 10, 2023 September 30, 2023) = \$110.
- Long-Term - that between October 1 to April 30 any rentals over thirty days (30) pays the flat fee of Condo: \$300 and any packages extending into the period of May 1 through September 31, the standard package pricing above will be applied on a weekly basis.

Townhouse & Single Family Homes Package Pricing:

- Winter (January 1, 2023- April 30, 2023 and October 1, 2023 – December 31, 2023) = \$100.
- Spring (May 1, 2023- May 27, 2023) = \$150.
- Summer season (Sunday BEFORE Memorial Day, May 28, 2023 to Saturday AFTER Labor Day, September 9, 2023) = \$200.
- Fall (September 10, 2023 September 30, 2023) = \$150.
- Long-Term - between October 1 to April 30 any rentals over thirty days (30) pays the flat fee of Townhouse: \$400, and Single-Family: \$500; and any packages extending into the period of May 1 through September 31, the standard package pricing above will be applied the standard package pricing above will be applied on a weekly basis.

Effective May 1 through September 30 of each year, a \$25.00 last minute package 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, excluding the companies that are invoiced, those fees will be included in the weekly invoicing.

The package fee for packages that are picked up from the on-site management office, can be paid in advance or upon pick up. The management office is only accepting credit card payment at this time, excluding American Express, no cash will be accepted. To pay in advance please call the Sunset Island Management Office at 410-520-0044.

From time to time, due to unforeseen circumstances, the amenities may be unavailable for use. These closures are out of the control of the Association and there will be **NO REFUNDS ON RENTAL PACKAGES, FACILITY PASSES OR PARKING PASSES**. In the event of a biological incident in the pool (vomit, feces) state and federal guidelines require the pool to be closed 24 to 72 hours. **PLEASE**—if you are not feeling well, refrain from using the pool!

Occupancy

Each home accommodates a maximum number of people. Sunset Island has 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

Security

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

Vehicles

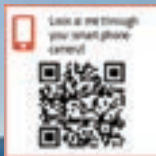
Box trucks, jet skis or jet ski trailers, boats or boat trailers, campers, RV's or oversize vehicles are **NOT** permitted on the Island. Passenger vehicles only, please. A list of municipal parking lots that can accommodate this type of vehicle is available at the security guard house. No trailers of any kind will be permitted entrance into the community, except for pre-approved contractors.

No commercial vehicle or vehicle displaying commercial information



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(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.

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 an additional parking pass for that vehicle to park on the clamshell area, if available. Please contact the Management office with questions. See Parking section, pages 11 & 12, for more specifics.

Pets

Animals and pets, except for approved, registered service dogs are prohibited in all Sunset Island rental properties (that is, any property that is in use by anyone other than the property owner or the property owner's family and guests). For the Community Pet Policy, please contact the management office for a copy. For every registered dog, the management office will issue a dog pass that will identify that you have registered with the office and are permitted to have your dog in the community. The dog pass must be placed on the dog's collar or leash and be visible at all times that the dog is outside of the residential unit. Failure by anyone who is required to register a dog will result in a Covenants violation that may include monetary penalty to the unit owner.

If you are in need of a kennel for your pet, there are several in the area, a list of kennels will be available at the Sunset Island Management Office. Those who have a dog at Sunset Island are always responsible to pick up and dispose of all of the dog's waste. The roving security team monitors this during their tours of the community. Failure by anyone who is required to pick up and dispose of a dog's waste will result in a Covenants violation that may include a monetary penalty to the unit owner.

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 own safety, please walk on the brick sidewalks, not the streets. Parking is permitted only in the clamshell 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, parked in the opposite direction of traffic, or with improper passes for the clamshells 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 Island. If you have extra vehicles please see security for a list of municipal parking lots located throughout the Town of Ocean City.

If you are renting a Condominium Unit, you will receive two parking pass-

es. One green pass is for a designated space in the parking garage in which your unit is located. A second yellow pass allows parking on the clamshell spaces along the roads. Garage height in Condo buildings is 7'2". Large SUV's and trucks may not fit in the garage spaces and should be parked in the clamshell area. Guest may have to purchase an additional pass.

If you are renting a Townhome or Single Family Home, you will receive 3 green parking passes. The Garage parking passes are for parking in the garage of your unit or on the garage pad behind the garage door. Parking pass information needs to be pointing toward the front of the vehicle to be easily read by roving security guards.

Parking permits should be hung from the rear view mirror and must be visible at all times when you are on Sunset Island. Parking pass information needs to be pointing toward the front of the vehicle to be easily read by roving security guards. Parking on asphalt surfaces is strictly prohibited. Please do not block alleyways. Improperly parked cars may be ticketed or towed. The two parking spaces in front of the clubhouse building, 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 are subject to ticketing and towing.

Guests can purchase one additional clamshell pass per week for \$70, not the length of the reservation. Passes cannot be sold for a shorter period or prorated price. Any additional vehicles that don't have a pass will need to park outside of the community. A list of municipal lots can be obtained from the guardhouse. The management office is not permitted to exchange one type of parking pass for another.

Owners may request up to two (2) additional parking passes for up to a one week period. The first requested passes will be issued at no cost. If a second pass is requested, the second pass will be issued for a fee of \$5 per number of days requested, not to exceed one week at a time, per owner property. Effective Memorial Day through Labor Day. Owners may request the additional parking pass(es) in person, by phone, or by email. If the owner is not going to be picking up the requested pass, the owner may designate a specific person to pick up the pass on their behalf. That person must present identification to confirm that is the authorized person, before the pass will be issued. Parking passes may not be released more than 24 hours in advance of the start date. Expired or fraudulent passes will be addressed as a parking violation and will be subject to ticketing and towing.

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 in Ocean City. The facilities include an indoor pool, outdoor pool, fitness center and outdoor restaurant. 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 for length of stay. Children 3 and younger do not need a pass.

The 2023 pool hours will be daily 10 am to 8 pm beginning May 26, 2023. From July 1 through August 31 owners will have a 30 minute early access beginning at 9:30 am and general access will begin at 10 am. Pool hours will shorten to 10 am to 6 pm from September 5, 2023 through September 17, 2023, (the final day of the outdoor pool). Off-Season (October 2023 – April 2024) 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 24-72 hours. If you are not feeling well, refrain from using the pool.

Clubhouse Facility Rules

- All persons utilizing the Clubhouse must present a valid facilities pass to gain entry. 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) 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 does apply. This room is designated for meetings and events with prior arrangement. Contact the management office for more details.

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- Out of respect for others, no abusive or profane language please.
- No bare feet or wet bathing suits permitted on the second floor of the Clubhouse.
- 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, on pool decks or on the beaches. Please smoke only in designated smoking areas. This rule includes vaping devices and e-cigarettes.
- 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 suspension.
- 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. No sandals, flip-flops, or Crocs 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 mobile devices 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.
- Improper use of equipment will result in lose of privilages to the facilities.

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 the pool. Entering the water during that time could cause serious injury/illness.
- A 10 minute break at the top of every hour beginning at 2 PM daily, requires EVERYONE to get out of the pool so that the pool staff can clean the pool and check the chemical levels. This allows the lifeguards to address the chemical levels in the pool, to keep the pool clean and it encourages patrons to use the restrooms.
- 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, drink or coolers will be permitted in the pool area. Reasonable allowances will be permitted when the Sunset Island Bar & Grille is closed for service. Water in containers (plastic bottles, yetis, or other similar containers) will be permitted.
- Alcohol or food will not be permitted in or 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 4 children under the age of 12 into the pool area.
- 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.
- 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.
- No smoking in pool area or on the beach. Smoking is allowed only in designated areas. This rule includes vaping devices and e-cigarettes.
- 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.

- It is at management's discretion to determine when to close the umbrellas for safety in regards to wind force.
- 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; one per person.
- Supervised activities, such as volleyball or tug of war, may be allowed at the discretion of the lifeguards.
- Approved pool toys will be permitted in the outdoor pool between the hours of 10 a.m. - noon and 6 - 8 p.m. Mermaid tails are not permitted in pools.

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 can be purchased at the management office during business hours. Extra pool passes are available for \$70 per pass for length of stay.

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.

Marisol's Market and Café

Marisol's Market and Cafe 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 be serving 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. Kayak and Stand-Up Paddleboard rentals available from the store. Coming back for 2023 Marisol's will also be offering Snowballs and hotdogs! We are also offering Door Dash delivery!

Marisol's open May 25, 2023, and is open daily through Labor Day, September 4, 2023. Hours for the 2023 season will be 7 a.m. to 9 p.m. Contact Marisol's at (410)520-0348 and of the web at www.marisolmarketcafe.com.

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 May through October. The daily schedule varies depending on weather (winds) and regular maintenance requirements. A few things to know about the Interactive Fountain:

**On
the Bay!**



SUNSET ISLAND

Bar & Grille

*Stunning Sunsets, Adjacent to the Pool
Open Daily 11am*

Lunch • Dinner • Happy Hour
Bayside Dining for the Entire Family!

*No outside beer, liquor, or wine permitted.
We do not deliver Alcohol.*

www.SunsetIslandBarAndGrille.com
410-520-4540

- 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 animals are allowed in the fountain.

Sunset Island Bar & Grille

Sunset Island Bar & Grille is a new full-service restaurant located waterfront in the Sunset Island Community. Sunset Island Bar & Grille offers a wide range of specialty dishes for the season. Sunset Island Bar & Grille offers lite fare lunch and dinner seven days a week.

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

A variety of Happy Hour specials and food specialties will be offered throughout the week. Sunset Island Bar & Grille also provides weekly live entertainment to enjoy by the water with friends and family.

The Sunset Island Bar & Grille service area is predominantly outdoor seating. In cases of inclement weather, it is at their discretion whether they will remain open for service during those days.

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

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.

Seaside Lookout

Seaside Mews

Seaside Drive

Shore Point Mews

Shore Point Drive

Canal Side Mews East

Canal Walk Lane

Pier Walk Mews

Canal Side Mews East

Beach Walk Mews

Beach Side Drive

Sunset Island Drive

Beach Side Mews

Corner Store Lane

Beach Walk Lane

Pool

Sunset Cove

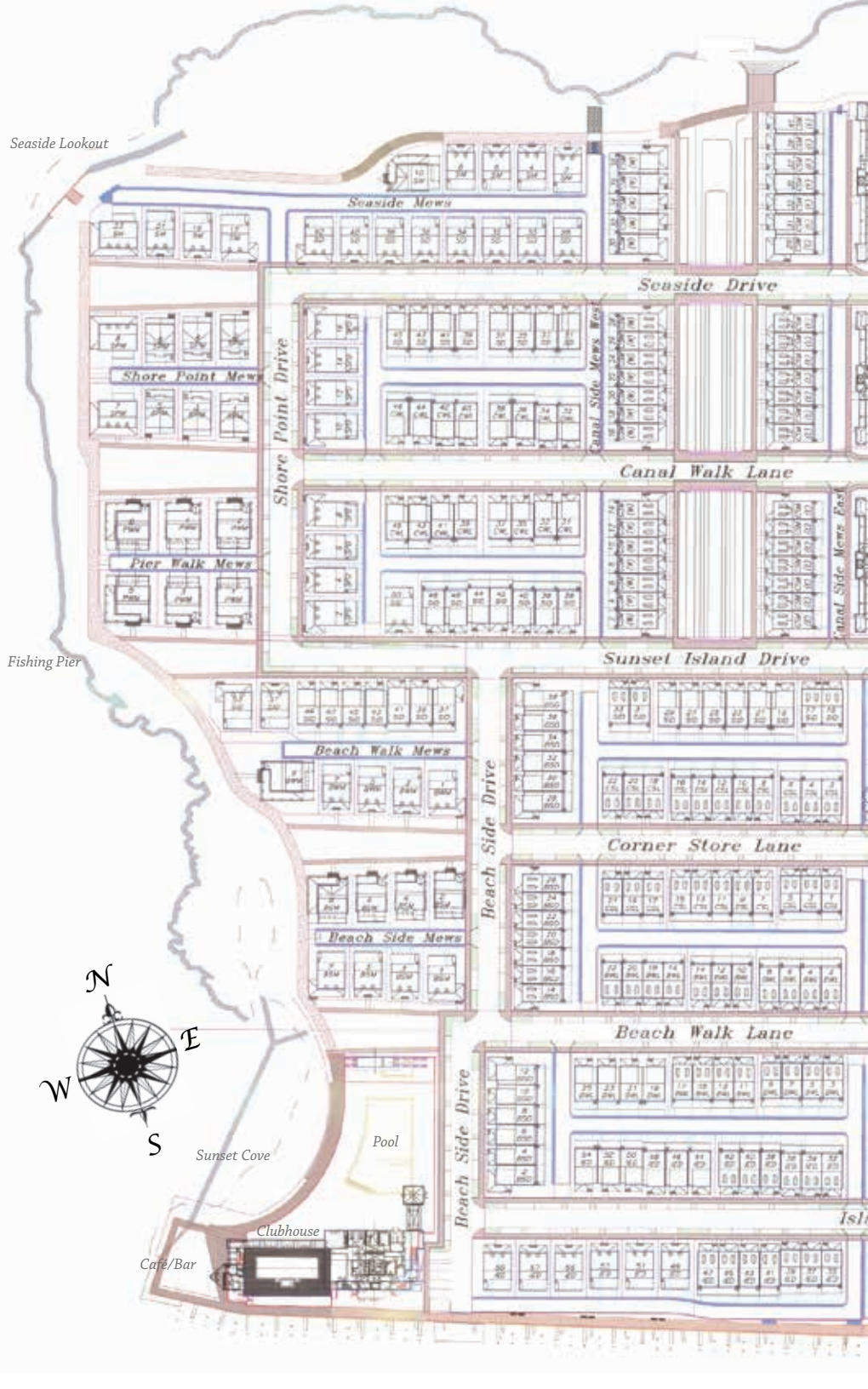
Clubhouse

Cafe/Bar

Isl

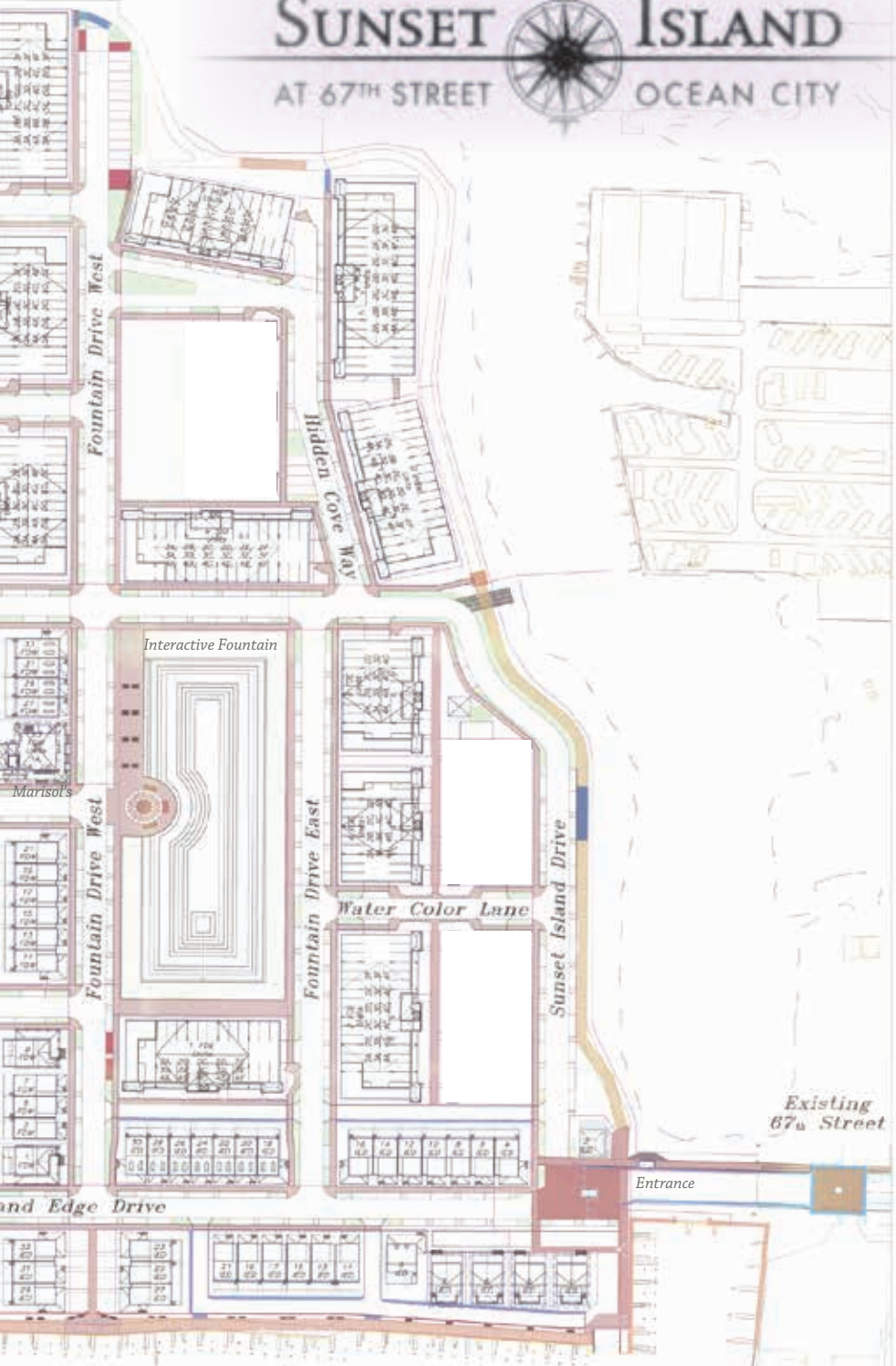


Fishing Pier



SUNSET ISLAND

AT 67TH STREET OCEAN CITY



Fountain Drive West

Hidden Cove Way

Interactive Fountain

Marisol's

Fountain Drive West

Fountain Drive East

Water Color Lane

Sunset Island Drive

Existing 67th Street

Entrance

and Edge Drive



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Sunset Island's Online Store!

<https://stores.bigjoeink.com/SSI>



Buy your official Sunset Island Merchandise, please note that shipping may take longer than normal as printing orders get submitted in groups of 12.

If you have any merchandise questions or would like to see something else specific, reach out to mzaluski@kojakgraphics.com.

Get your Merchandise before the season starts!

Bayside Crabbing and Fishing 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.
- Boat, jet ski, watercraft access, or mooring is NOT permitted.
- Any equipment left unattended on the pier will be discarded.

**Sunset Island Marina
Island Edge Drive
Ocean City, MD 21842**

2023 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	\$ 2,000.00
Standard Slip	24' - 29'11"	\$ 2,200.00
Standard Slip	30' to 35'	\$ 3,000.00
Wide Beam Slip	12' or wider	\$ 4,500.00
Standard Slip w/10K lbs. Boat Lift	24' and under	\$ 3,000.00

* Slip w/lift requires \$1,000.00 Damage Deposit

Standard Slip w/Single PWC Float \$ 1,000.00

Standard Slip w/Double PWC Floats \$ 2,000.00

* Slip w/floats requires \$400 Damage Deposit per PWC

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 Activities Calendar 2023

May 26 – 10 am – Outdoor pools & pool deck reopens for the season

June 22 - 2 pm – Maryland Coastal Bay nature Program at Sunset Cove Beach behind the pool

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

July 4 – 6 pm – July 4th Parade & Ice Cream Social

July 7 - 2 pm – Maryland Coastal Bay nature Program at Sunset Cove Beach behind the pool

August 3 - 2 pm – Maryland Coastal Bay nature Program at Sunset Cove Beach behind the pool

August 11 - 2 pm – Maryland Coastal Bay nature Program at Sunset Cove Beach behind the pool

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

September 5 – Pool hours reduce to 10 am to 6pm for the remainder of season

September 9 – End of Season Owner Party (Outdoor pool will closed at 2pm, the indoor pool will be open)

September 17 – 6 pm – Outdoor pool and pool deck close for the season

Additional weekly calendars will be available at the Clubhouse for added fun options to explore!

Fitness Options

Boot Camp – see page 26 of the Sunset Island 2023 Handbook for more information

Yoga on the Beach – Tuesdays, Thursdays, & Sundays at 9 am

Weather dependent – Pay to instructor directly

Summer Long Activities

Owner Dog Swims – Every Saturday, beginning May 27th from 10 am to 11 am at the Hidden Cove Beach (at the end of Fountain Drive West

Bi-weekly Movies on the Beach – See our weekly calendar, available at the Clubhouse

You can follow the Sunset Island Community Association, Inc. Facebook page, <https://www.facebook.com/SunsetIslandCAInc>, for updates on social activities as they become available.

Check out www.ococean.com/events for more events happening 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 all-ages, hands-on investigation of out 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 safely release them. Come join us on the main beach for a free hour of learning and laughter!

Check the calendar above for more Maryland Coastal Bay Program dates.



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Cell Phone: 302.339.9166

Office line: 410.705.4579

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

Sunset Island



BOOTCAMP

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 21 through August 18

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

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- Keyless lock installations
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- Garage floor epoxy
- Kitchen/Bathroom renovations
- Smoke detector installs
- General home maintenance
- Outdoor shower repairs

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Trash Collection

TRASH PICK UP SCHEDULE

	SUMMER SCHEDULE		WINTER SCHEDULE
	May 9 2023-Oct 9 2023	June 25 2023-Aug 27 2023	Jan 1- May 8 2023 & Oct 10 - Dec 31 2023
Garden Condo Bldgs	M,W,F,Sa, & SU	M,W,F,Sa, & SU	M, W, & F
Townhomes	T & F	T, F, & Su	T
Single Family	T & F	T, F, & Su	T

Townhomes & Single Families pay for 10 weeks of a 3rd trash pick up on Sundays (June 25 through August 27)

Waste Management : 410-524-0318

Townhouses & Single Family units pay for 10 weeks of a 3rd trash pickup on Sundays (June 25 through August 27). Waste Management : 410-524-0318

Single Family and Townhouses—The Town of Ocean City Ordinance 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 other items that cannot be placed in the trash container. All trash containers must be brought to the end of the driveway by 6:00 a.m. 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.

Non-Condo guests and owners are not permitted to dispose of trash in the condo dumpsters. Condo dumpsters are for condo owners trash disposal only. **Construction dumpsters are for construction use and material only. Violators caught dumping in unapproved dumpsters will be prosecuted to the extent of the law.**

Recycling is done for the Town of Ocean City through a secondary vendor that will sort after collection. For more details contact the Ocean City Department of Solid Waste at 410-524-0318

Garden Condominium Buildings—Trash chutes are 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. For questions or concerns with the Garden Condo buildings, please contact Legum & Norman at (410) 524-5577.

Construction Activity

Sunset Island is an active construction site. Construction activities will



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 - ❖ *Tile*
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Call 443-397-8443 for a quote

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 its perimeter. In order to help these plant and animal habitats thrive, residents and guests should never enter an area marked with a Wetland Protection Area 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 in these areas. 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.**

Beach Wheelchairs

The Sunset Island Community Association, Inc. ("Association") is pleased to offer the availability of a beach wheelchair for its members and the members' guests & tenants who are in need of assistance traveling across the 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 until 4:00 PM from Memorial Day weekend to the third weekend in September. Please visit the Sunset Island Management Office for more information on how to request/reserve use of the Beach Wheelchair.

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

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/leave items on the common area" and that includes leaving items on the beach overnight or to set up early as it impedes staff's ability to prepare the beaches for the day. Any items left on the beach will be placed in the

Association 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, jet skis or other motorized watercraft are NOT permitted on the beaches. Please load and 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 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. This includes horseshoe crabs that come up onto the beach and rocks to mate. These animals are a protected species. Violators will be prosecuted.
- Large pop-up tents, canopies, or 4 poster coverage are NOT permitted. Limited to a 9 foot umbrella or smaller. Small baby tents are permitted for safety.
- No climbing on the rocks surrounding the beaches. These rocks are unsafe 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 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.

In cases of excessive noise or complaints please contact the Sunset Island Security Team at 410-524-3988. If the issue continues after the Sunset Island Security addresses 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 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 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 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 ft. from the dwelling. No grilling should be done on any balconies or porches. Grilling at the condo buildings is not permitted as there is no safe space to conduct grilling. Sunset Island does not have any public grilling areas. Anyone, owner or guest, seen grilling in non-grilling areas, which include balconies or under garage covered areas, 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 the rental agent you rented from 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 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, Suite D 410-723-2113 (Fax)
Ocean City, MD 21842

SHORE LINE 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 OCEAN CITY GUEST SERVICES 410-723-5377
6405 Coastal Hwy 410-888-3180
Ocean City, MD 21842

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

Sunset Island Crossword & Selfie Challenge

If you can find the words in this puzzle, can you find them on the Island? Prove it by posting your selfies to our Facebook page: [Sunset Island Community Association, Inc.](#)

R E I P T X S N A C N T Y S H
X D L A Q E I A J G Z M T L O
T H G B A A G E Z C O Q R O R
X P B G T N M C L Z X Y R S S
P K U N I P K O H E C H O I E
U L U H R G A P C K F J H R S
L O S F O B W L I M T A X A H
F I M O H M U B H Z W Y C M O
F S T A R B U C K S Z Q X O E
P O U D H C W R U X L A M V C
B T S O I I G B C C G Y U N R
Z H U W H P D Y Q M M X A Y A
X S E S U O H D R A U G G B B
E M T I Q O S T E S N U S V G
X K X D Z L X S X W N E U H P

- | | | | |
|----------|------------|---------------|----------|
| BAY | CAFÉ | CLUBHOUSE | FISHING |
| FOUNTAIN | GUARDHOUSE | HORSESHOECRAB | MARISOLS |
| OCEAN | PIER | PIZZA | POOL |
| SEAGULL | STARBUCKS | SUNSETS | YOGA |





Frequently Asked Questions at Sunset Island

Q. Where do we pick up keys?

A. The keys are picked up at your rental agent 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 8 of this handbook for package pricing details. details.

Q. What is the off-season registration fee?

A. Please refer to page 8 of this handbook for package pricing details.

Q. Is the registration fee refundable?

A. No it is not.

Q. Do we return any of the package items we received?

A. No. You may keep the contents of the package. Just be sure you return your keys to your rental company or the designated place according to your agreement with the owner.

Q. What are the hours for the Association Facilities?

A. HOA Management Office: Daily 8 am to 4:30 pm

Clubhouse (Fitness Center, WIFI & Indoor Pool)

Off-Season (Oct.1 through April 30): Sunday through Thursday - 8 am to 4:30 pm; Fridays & Saturday days – 8 am to 8 pm

In-Season (May1 through September 30): Daily 8 am to 8 pm

*When the outdoor pool opens (May 26, 2023), both pools & pool deck hours change to 10 am to 8 pm with Lifeguards on duty.

* July & August: Owners will have a 30 minute early access to the pools beginning at 9:30 am with facility pass.

*Pool hours shorten to 10 am to 6 pm from September 6, 2023 through September 17, 2023 when the outdoor pool closed for the season. The Clubhouse will remain open until 8 pm through the remainder of September.

Q. How much are extra pool passes?

A. The charge for extra passes is \$70 per pass for the length of the stay. Three and under do not need passes. This is not refundable. Beaches and the Café do not require passes. Passes are interchangeable within your group (no one pass needs to be designated to any one person). Day Passes are an owner privilege at \$5/day per pass.

Q. Why are we limited to purchasing up to 12 passes for a townhome or single family or up to 8 for a condo?

A. The townhomes and single family home may only have 12 occupants. The condos may only have 8 occupants. You may only have as many passes as occupancy allows.

Q. Is the facilities pass refundable if we are unable to use it?

A. No, it is not refundable.

Q. What floatation devices are allowed?

A. Coast Guard approved life jackets and Puddle-Jumpers are allowed. Puddle-Jumpers that are normally available for borrowing will not be available for the 2021 season to avoid shared items amongst unfamiliar patrons. Patrons are permitted to bring their own.

Q. Can I have a cooler in the pool area?

A. No, however the restaurant provides food and drink service across the entire pool deck as well as the beach for a fee. The only place service will not be provided is in the indoor pool area.

You may have coolers at the beaches, excluding any alcoholic beverages or glass bottles (it is considered an open container if the beverage is not provided by the restaurant and would be risking the restaurant's liquor license).

Q. How do I get a Clamshell Parking Pass?

A. Guests may purchase one additional Clamshell parking pass for their reservations or up to one week at a time for a cost of \$70. Passes cannot be sold for a shorter period or prorated price. Available additional parking passes are limited due to space, and may not be able.

Q. Where can you park excess vehicles?

A. Excess vehicles must be parked off Sunset Island. The entry security guards have a list of nearby municipal parking lots. Or, if you can find a spot, 67th Street between Coastal Highway and the guard house is free open parking.

Q. Why don't I get a Clamshell Pass with my package?

A. You don't receive a clamshell pass because you have 3 garage spaces available, with the potential for a 4th space if there is nothing stored in the garage by the owner, whereas the condo rentals have 1 available garage parking space and are issued a clamshell pass for a second vehicle.

Q. What happens if I park in the wrong place?

A. You will be subject to ticketing, towing at the vehicle owner's expense. The towing policy is very strict. There are no fines issued by the community, but if you receive a parking violation you have 1-2 hours to correct the parking violation before security calls the towing company. Security will attempt to make contact with the guest via a phone number on a parking pass or address listed on the parking pass.

Q. Whom do I call about issues/concerns with the rental property(something broken, leaking, linens, etc.)?

A. You should contact the rental company or the individual from whom you rented the property.

Q. Whom do I call about loud/ noisy/ late night parties/ renters?

A. First reach out to on-site security at (410)524-3988. If the situation continues, contact the Ocean City Police Department at (410)723-6615 or 911.

Q. Do I need a fishing license at Sunset Island?

A. No, you do not need a license but all fishing and crabbing must remain at the crabbing and fishing pier. If crab pots are found at any other location they will be confiscated.

Q. How do I rent a boat slip?

A. Please reference page 23 of the Sunset Island Handbook for more details.

Q. Are pets allowed on Sunset Island?

A. Animals and pets, excluding service animals, are prohibited in all Sunset Island rental properties. If you are in need of a kennel for your pet, there is information in the handbook provided in the rental package. More information can be found on page 6 of the Sunset Island Handbook.

Q. If the pool closes due to a biological accident, will the package fee, facility passes, or parking passes be refunded since it won't be available.

A. The community policy doesn't allow for refunds on these items.

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.



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