

## BAY CLUB RESORT- RULES OF CONDUCT

Rules of Conduct are set forth for the purpose of protecting Bay Club Resort property and the interests of the resort's owners. If you are not an owner of a condominium unit, you are considered a guest of this privately owned property. Rules of conduct are general guidelines for property protection and apply to the entire resort area which includes the parking lot, common area including the pool area, dock, elevators, hallways, and the interior of each condominium.

**EVICTION POLICY:** If any guest should refuse to follow any rule, the guest will be asked to leave the property. Should any guest fail or refuse to leave the property, he or she may be subject to arrest. If a renter is evicted for any reason, a refund of rents paid in advance will not be issued. Evictions occur for policy violations including but not limited to, property damage, unusual disturbances, and illegal activities.

**OCCUPANCY:** The maximum number of guests per unit is limited to SIX (6) persons in a Two Bedroom and EIGHT (8) persons in a Three Bedroom. Any deviation from this requirement for any reason will automatically terminate your rental agreement, requiring all occupants to vacate the property.

**PARKING:** Vehicles improperly parked in the Bay Club Resort parking lot will be subject to towing at the expense of the vehicle owner. Each vehicle parked on property after 9:00 p.m. will require a parking permit. Please display your parking permit on the dashboard.

**REPAIRS, LOSS, THEFT:** Please notify the property manager immediately of any necessary repairs or unsafe condition of any kind within Bay Club Resort. The Resort is not responsible for damage to or loss of personal property or automobiles.

**CLEANING AND DAMAGE:** You will be responsible for any damages to the unit or condominium property caused by you and/or your guests. If the unit is left in an unsatisfactory condition that requires more than the normal housekeeping time to clean it, you may be charged an additional cleaning fee - a minimum charge of two hundred fifty dollars (\$250.00). In addition, you are liable for the expense of any maintenance repair and/or replacement rendered necessary on anything that is soiled, damaged or broken in the unit during your stay. Tenant agrees that condominium contents shall not be thrown out of any window, door or from any deck or patio. Towels, clothing, or other items shall not be hung from the deck railing.

**GARBAGE:** All garbage and refuse shall be disposed of in a timely manner in the dumpsters provided by the Resort.

**NO PARTY POLICY:** We strive to provide the highest level of satisfaction to all guests utilizing the property. To maintain the highest standards possible, we have adopted a No Tolerance Party Policy. If for any reason a guest in any unit disturbs or disrupts any other guest, Bay Club Resort reserves the right to evict any violators with no refunds of any monies paid. In accordance with state and local laws, all persons must be 21 years of age or older to consume alcoholic beverages or to have alcohol in their possession. All violators of this policy will be evicted without refund of any monies paid.

**DISTURBANCES:** Conduct yourself in a manner that does not unreasonably disturb your resort neighbors or constitute a breach of the peace. Profane, obscene, loud, or boisterous language, or unseemly behavior and conduct are absolutely prohibited. Please refrain from any action or activity that will annoy, harass, embarrass, or inconvenience the owners and other guests of the Resort. QUIET HOURS WILL BE ENFORCED from 11:00 p.m. to 8:00 a.m. Illegal activities on the premises will not be tolerated. You shall not make or permit any disturbing noises, nor any activity that will interfere with the rights, comforts, clear passage or convenience of owners and other resort guests.

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**Be Safe – Be Courteous – Have a Great Time in Ocean City, MD!**

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