



The PAGODAS at BEACH POINT \* 169 Shore Road \* North Truro, MA 02652



### HOUSE RULES 2020 (draft)

**Beach Access:** The Pagodas have deeded beach access via the walkway immediately across from the crosswalk across Shore Road. Please use only the walkway through Horizons Beach property that leads directly to the beach, and respect the privacy of Horizons Beach guests at all times.

**Decks and Stairs:** The deck area immediately adjacent to your unit is the deck area you are entitled to use, as a shareholder, guest or renter. Deck areas not immediately adjacent to your unit are not to be used, except as necessary for access to your own unit. This helps assure maximum privacy for all, especially in the high season (late June through mid-September).

**Deck Furniture:** Make sure when leaving that all chairs are secured and positioned to allow maximum passage. If there are cushions, stow them inside the unit or make sure they are tied in place. Lightweight stackable chairs should be stacked to clear more space and make them less able to blow around in wind.

Try to keep **railings** from being constantly used to dry towels, bathing suits, etc. When items are dry, take them in. If a bungee cord or rope is available to secure beach chairs in the event of wind, please do so. Beach chairs can also be stored inside the respective unit.

The decks outside each unit are, for various reasons including fire/safety code, not to be used for general storage of any kind. A clear walkway, **as close to at least 36" wide as possible, must be left open at all times, the entire length of the decks, on all levels. Nothing is to be placed on the stairways or landings.**

**Dumpster:** A dumpster is provided in the lower parking lot for garbage and other refuse. Help keep the exterior property as neat and clean as possible, and do not leave garbage in your unit for any length of time, especially during hot weather. If bins are provided for recycling in or adjacent to the dumpster enclosure, please use them for the designated items.

**Garbage/Trash:** Please remove all garbage & trash, as well as the contents of the refrigerator, when you leave/check-out. Units are cleaned after each rental, but there are no daily or other house-keeping services.

**Grills:** No grill or other outdoor cooking equipment is to be used on the property other than the grills provided, and they are to remain in the designated areas. Picnic tables are also provided in one area for your use. Please note **quiet hours (10p.m. – 8am.)** when using these facilities/areas. Please observe all

reasonable safety measures when operating and near the grills, and remember to turn off the gas at the top of the propane tank as soon as you are finished grilling.

**Hoses:** Hoses on the ground floor of the each building can be used to wash sand off feet and other items prior to entering the units.

**Lighting:** The exterior door lighting for each unit turns off at approximately 12:30 a.m.; the buildings' roof-mounted corner spots at 3 a.m. If you anticipate returning late, it may be helpful to use a flashlight (app). Walkways can be somewhat uneven, and can be slippery when wet.

**Occupancy:** Optimal occupancy for the square footage per unit is 2 adults, or two adults and two small children, maximum. This is based on 150 square feet for the first occupant and an additional 100 square feet for the second.

**On-Site Manager:** There is an on-site manager (OSM) or a Town-approved co-manager in residence or within 30 minutes of the site when the buildings are open (April 1 – November 1). Thus, the OSM or co-manager will be present to help handle any emergencies that may arise and to maintain the property; s/he is not a rental manager. If you have a non-emergency concern regarding your unit, please contact your rental agent first or, in the case of shareholders, the Board or the OSM, as appropriate.

Text or call: **508-439-3950.**

E-mail: **beachpointpagodas@gmail.com.**

**Parking:** Occupants of units in the **Lower Pagoda (Units 1-12)** are asked to use the lower lot, and occupants of units in the **Upper Pagoda (Units 14-25)** the upper lot.

**Pets:** Only shareholders of the co-operative association are allowed to have pets in the units. Pets other than certified service animals, and certified emotional support animals whose papers we have on file, are not otherwise permitted at The Pagoda. Animals may NOT access the beach via the Horizons Beach walkway under any circumstances and must be kept on a lead at all times.

**Pool & Other Amenities:** Pool and other amenities are available at Beach Point Health & Swim Club at 209 Shore Road (ca. 0.2 mi to the N/right) for an additional fee on a daily, multiple pass, or seasonal basis. Contact [beachpointswimclub@comcast.net](mailto:beachpointswimclub@comcast.net) or see [www.topmastresort.com/swimclub](http://www.topmastresort.com/swimclub).

**Quiet Hours:** All shareholders, guests, and renters are to observe quiet hours **from 10 p.m. to 8 a.m.** and to be mindful and respectful of others at all times. The buildings are small and without a lot of insulation.



**Smoking:** The Pagodas **buildings, decks, and grounds** are **smoke-free** areas, except for 2 designated smoking areas: the grilling/picnic area near the Upper Lot and the seating area between the shed and the dumpster enclosure (Lower Lot). **FIRE DANGER:** Due to underlayers of dry beach grass and the prevalence of strong winds in our location, butts should never be discarded on the grounds (including parking lots) other than in the "towers" provided in the designated areas.

**Water Use:** Fresh water is a precious commodity on the Cape, especially in the summer; please use it carefully.

**Thank you for choosing The Pagodas at Beach Point!**  
**We hope you have a wonderful stay.**

