

# SurfSide Realty, Inc.

205 Brandywine Place Drive  
Morehead City, NC 28557-4606  
252-726-0950

[surfside@ec.rr.com](mailto:surfside@ec.rr.com)  
[www.surfsiderealtyinc.com](http://www.surfsiderealtyinc.com)

THE FOLLOWING RULES HAVE BEEN ESTABLISHED IN CONJUNCTION WITH THE OWNERS OF THE CONDOMINIUMS WE MANAGE. PLEASE READ EACH RULE CAREFULLY!

**CHECK IN AFTER 3:00 P.M.! CHECK-OUT BEFORE 11:00 A.M.!**

## 1) Addresses of Complexes:

- a) **SeaSpray:** 301 Commerce Way, Atlantic Beach, NC 28512
- b) **Southwinds:** 2008 East Fort Macon Road, Atlantic Beach, NC 28512
- c) **Tar Landing:** 2106 East Fort Macon Road, Atlantic Beach, NC 28512
- d) **Club Colony:** 401 Club Colony Drive, Atlantic Beach, NC 28512

## 2) Tenant agrees to abide by all complex rules and regulations.

3) **RENT:** An advanced deposit and trip insurance (if purchased by the Tenant) are due at the time the reservation is made. Payment should be made with a credit card. The remaining balance of rent is due 30 days prior to arrival date. If reservation is made within 30 days of arrival, then the total amount due shall be paid with a credit card or certified funds. North Carolina Law requires the collection of sales and use tax as well as a lodging tax on the gross amount, due and payable by the Tenant. This sum must be paid with the balance of the rent. Receipt of rent from renter signifies acceptance of this agreement. Renter acknowledges no possession of the premises can be taken until the full rental amount, including all taxes, has been paid and lease has been signed and returned to SurfSide.

4) **CANCELLATION:** If the reservation is cancelled, and we are able to rent your unit for the same time period for the same amount, you will only be charged a \$100.00 cancellation fee. All other monies except any paid travel insurance will be refunded. However, if we are unable to rent your unit, no money will be refunded. You may change your week for the same season and same property at no charge. Changing units is considered a cancellation.

5) **FAMILIES ONLY:** Agent is authorized through the contract with the Property Owner to rent only to families. No high school, college, or civic groups are permitted. Violation is grounds for immediate eviction with no exceptions and no refunds. It is understood that the Tenant shall be at least 25 years of age, unless married. House parties are specifically prohibited and are grounds for eviction. This includes any group that misrepresents itself as a family. Leaseholder is required to be present during the entire tenancy. Agent may require a list of permitted occupants be provided. Violation will result in the immediate termination of occupancy and eviction without refund of deposit or rent. State health rules base occupancy on two persons per permitted bedroom. Infants in cribs are not counted. **NO QUESTIONS ASKED! NO EXCEPTIONS WILL BE MADE!**

- 6) **SMOKING:** All of our condos are non-smoking. Smoking in the unit may result in additional fees. No smoking on the balconies.
- 7) **NO PETS ALLOWED!** Violation of the NO PET rule will be grounds for immediate eviction without refund.
- 8) **BOATS and CAMPERS, ETC:** Boats and campers are not allowed to enter the complexes.
- 9) **PHONE CALLS:** Absolutely no long distance phone calls should be charged to a condo. A \$30.00 minimum charge will be billed if a long distance charge is made to the condo.
- 10) **Internet:** Internet Service is provided by the Homeowners' Association or Property Owner. SurfSide Realty is not an Internet Service Provider and does not warrant that the internet service will perform at a particular speed, bandwidth or data throughput rate, or will be uninterrupted, error-free, secure, or free of viruses, worms, objectionable content, or the like. Refunds will NOT be given for internet service outages. You assume all risk and responsibility for use of the internet service.
- 11) **Cable:** Basic cable is provided in the units. Not all TVs in the units have cable access. If during your stay, you watch "on-demand" movies or pay-per events, and it is charged to the owner's account. Your credit card will be charged for that amount plus a \$20 processing fee.
- 12) **CAR PASSES and SWIM BANDS:** Two car passes, **only two**, are provided each rental. Do NOT bring additional vehicles. Do NOT request additional passes. Display a car pass in each vehicle to prevent towing. Keep vehicle locked. Car passes and swim bands will be located in the condo at check in. Please leave them when you check out.
  - a) **Tar Landing:** Also have 2 gate cards which will be given to renter after payment has been paid in full. A one day gate code will be mailed with the key. This code will be good until midnight the day of check in. After the first day, you will need to use the gate cards to enter Tar Landing. **Lost gates cards are \$75.**
  - b) **SeaSpray:** Swim bands are required for the pool. Children under 12 do not have to wear them but must be accompanied by an adult. Each condo has 6 swim bands. **A lost swim band is \$15.**
  - c) **Southwinds:** Security will have your name and condo number at the main entrance. **A lost car pass is \$50.**
  - d) **Club Colony:** Two cars are allowed. Parking space is assigned.

- 13) **CHECK-IN TIME: 3 p.m. or later.** The condo will not be ready before that time. If you arrive at the beach early, go for coffee, etc. Please do not come to the condo. Early check-in is sometimes available for an additional \$50.00 charge. Contact us prior to the week you are coming to see if this is available for your unit.
- a) **SeaSpray:** An extra key, 2 car passes, and 6 swim bands will be on the table when you arrive.
  - b) **Southwinds:** An extra key and 2 car passes will be on the table when you arrive.
  - c) **Tar Landing:** An extra key, gate card, and 2 car passes will be on the table when you arrive. A key and gate card will be mailed to you prior to your arrival.
  - d) **Club Colony:** An extra key will be on the table when you arrive.
- 14) **CHECK-OUT TIME: 11 a.m. or earlier.**  
Late check-outs will be charged an additional day's rent.
- a) **SeaSpray:** All keys, car passes, and swim tags must be left on kitchen table.
  - b) **Southwinds:** All keys and car passes must be left on kitchen table
  - c) **Tar Landing:** All keys, gate cards, and car passes must be left on kitchen table.
  - d) **Club Colony:** All keys must be left on the kitchen table.
- 15) **Maintenance:** Owner and Agent shall have the right to make repairs to the property, its fixtures, appliances, furnishings, and facilities during the rental period. Tenant shall not be entitled to any refund for inoperative appliances, air conditioners, internet, TVs, DVRs, etc. Agent however, upon being notified by Tenant of any malfunction, will make every reasonable effort to have such appliances, etc. repaired. Replacement or repair of televisions when provided by the Owner cannot be guaranteed.
- 16) **Lock-outs:** After 6pm, a \$20.00 charge will apply if SurfSide Realty, Inc. comes to the beach to unlock a door.
- 17) **DAY OF DEPARTURE:**
- a) Trash must be placed in plastic bags and placed in the *outside containers* on the complexes.
  - b) **Kitchen:**
    - i) All dishes, pots, pans, glasses, and silverware must be washed and placed back in cabinets.
    - ii) Dishwasher should be left empty.
    - iii) All food should be removed, including food from the refrigerator, freezer, and cabinets.
  - c) **Beds:**
    - i) All beds should be made with bed coverings.
    - ii) **Linens:** If tenant rents linens, then dirty linens should be piled on floor in kitchen. This includes towels. Please unmake the sofa bed if it has been used. Please leave unused sheets and towels in the bins that they were delivered in.
  - d) Keys and car passes (swim bands too) should be left on kitchen counter or table. If door is locked before pass is placed on counter, do NOT give the pass to the guard or turn it in to the office on the complex. Stick it/them in the door and close screen door.
- Failure to do any of the above will result in an additional \$75 charge. If condo is left unusually dirty or furniture has been moved there will be an additional \$150 charge.**

- 18) **EMERGENCIES:** In case of an emergency, call 252-726-0950. If no one answers there, leave a message and then call 252-241-1031. Identify the condo number and nature of the emergency. A/C, internet, and TV “breakdowns” may not be able to be repaired after 5pm on weekdays, and on weekends or a holiday.
- 19) **Security:** Each complex has on-site security. Security does not have extra car passes, keys, or swim tags. Please do not leave keys, car passes, or swim bands with security. Leave them on the kitchen table when you leave.
- 20) **WHAT TO PACK:**
- a) **Linens:** Sheets and towels [unless rented (rented linens do not include beach towels)]. Each condo has pillows and blankets for the beds.
  - b) Paper Products. Including toilet paper, paper towels and trash bags.
  - c) Cleaning Supplies. Including soap, dishwasher detergent, laundry detergent, etc.
  - d) Beach Chairs and Umbrellas. Some condos have beach chairs and umbrellas. Please check the website to see what your condo has available.
  - e) Personal items.
- 21) **INCLEMENT WEATHER:** No refunds for inclement weather. Trip insurance is recommended.
- 22) **About Your Unit:** Our properties are individually owned and are decorated to each homeowner’s taste. Every effort has been made to adequately show how each unit is furnished. There will be no refunds because of dissatisfaction with the décor of the unit or for errors on the website.
- 23) **Disclaimer:** SurfSide Realty, Inc. is not liable for any unintentional errors of units, advertising, or pricing. The information provided is believed to be accurate and timely.

-----  
Tenant Name

-----  
Tenant Signature

-----  
Date