

## Welcome to Ocean Perch

Please take a moment to observe the following property information:

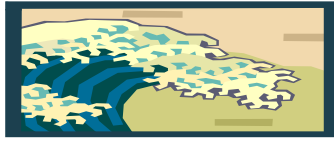
- **THE BEACH:** The State controls and patrols the beach. No vehicles are permitted. Clamming and fishing are permitted only with a valid fishing license. Please do not throw cans, bottles, papers or refuse of any kind on the beach. "Pack Your Trash!" Please help keep the beach clean. Evening bonfires on the beach are permitted. Bring firewood. **Make sure all fires are put out with water and clean before leaving.**

**NOTE: Riptides can be present at this beach! Please exercise caution.**

- **GATES/KEYS:** Please use stairway off deck to lower-level walkway to access beach. Please keep the main stairway gates between Townhouses locked. Stairway gate keys are changed yearly. Please return ALL keys & parking permits to Kendall & Potter Property Management upon check out.
- **CHILDREN:** This Townhouse is built near natural dunes located in front of the home. They are very delicate; please do not allow children to climb or play on them. For your safety, also please stay out from beneath homes and away from ice plants near the beach. Please do not let children run along the lower wooden walkway.
- **PARKING:** The private street is a Tow-Away Zone. Each unit has 2 parking places in the driveway. Guest parking permits must be used for additional cars parked on the street. There is no parking at the Turn –Around (South end). Trailers and trucks larger than 1.5 tons are not allowed in driveways or the street.
- **WINDOWS:** Please unlatch window lock and move window up/down. Please be gentle so not to break them.
- **WASHER/DRYER:** please observe the following when using the washer & dryer.
  - Please use **HE (High Efficiency) Detergent**. Please only use ½ of what is recommended.
  - Do not wash heavy items at the same time! Please wash **SMALL to MEDIUM** balanced loads
  - Please make sure **ALL SAND** is removed from all clothes, towels, etc. BEFORE putting in machines.

ANY MALFUNCTION WITH WASHER OR DRYER DUT OT OVERFLOW FROM EXCESS SOAP, TOO LARGE A LOAD OR EXCESS SAND WILL BE CHARGED TO THE GUEST RESPONSIBLE.

- **FIREPLACE:** Please follow these simple instructions when operating the fireplace.
  1. Turn on bottom light switch on lift side of fireplace and ENJOY.
  2. If this does not work, Check pilot light. If on continue to #3.



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If OFF, please call Kendall & Potter.

3. Open bottom panel and turn control knob to high.

- **SPACE HEATERS:** Space heaters are provided for the bedrooms. Unfortunately, the wiring is older in this home and so you can not have all space heaters plugged in and on at the same time as it will flip the breakers. If you flip a breaker they are located outside to the LEFT of the front door in the cabinets on the top. Find the breaker and flip it back.
- **GARBAGE:** Cans are kept in the front, latched closet in the driveway. Please leave covers on and closets latched to keep away animals. Garbage day is Friday. Please make sure all garbage is out Thursday night. The garbage people WILL open the closets to empty the cans. Recycling is in the wooden boxes on South end of street. SANTA CRUZ COUNTY RECYCLES! Please follow all instructions on recycling bins.

### ***PLACE DE MER H.O.A RULES AND REGULATIONS***

**PLACE DE MER** is a resort community of private town homes created for the enjoyment of owners and their guests. Everyone's cooperation is requested in honoring the rights, privacy and well-being of others and maintaining the unique and relaxing character and natural environment. With these goals in mind, we offer these guidelines for your visit:

**PARKING:** The private street is a tow-away zone area. Each town home has two (2) parking places in the driveway. BLUE Guest Parking Cards must be used for cars parked on the street. Kendall & Potter will provide the Guest Parking Cards. There is **NO PARKING** at the turn-around. Trailers and trucks larger than 1 ½ tons are not allowed on the driveways or on the streets.

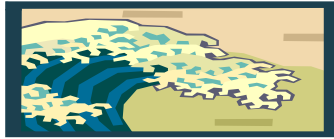
**ACCOMMODATIONS:** Your property sleeps a maximum number of people (see K&P Rental Agreement). This number is to be strictly adhered to by the guest! **Overcrowding is grounds for eviction and forfeiting rent.**

**PARTIES:** As these town homes are private homes as well as vacation homes, large parties are not permitted. If a party is had at the property, you **WILL** be evicted and forfeit your rent.

**NOISE LEVEL:** Please keep the radio, TV, stereo, volumes, and general noise at a level, which will avoid disturbing your neighbors. Noise curfew in Santa Cruz County is 10 p.m.

#### **ELECTRIC APPLIANCES:**

- DO NOT** leave electric or gas stoves running or in operation without being present.
- DO NOT** put hot pans on counters. These are NOT burn proof. –
- DO NOT** wash out sandy bathing suits or towels inside sinks or washers. **PLEASE** use outdoor faucet.



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**GARBAGE:** Please compress and recycle all paper, cans and wrapped garbage before placing in the proper garbage cans and recycle bins. Garbage pickup is **FRIDAY** mornings. Anything not in cans such as extra bags or boxes will not be picked up and will be charged to the guest for an extra trash pick-up beginning at \$50. **PLEASE DO NOT USE THE PDMTA CANS AT THE STAIRWAY FOR HOUSEHOLD TRASH!**  
-Do not park too close to a garbage pickup area on Thursday evenings

**TOILETS:** Do not throw anything bulky into the toilets (tampons), or any sand. If a plumber is called because of this, your card on file will be charged.

**ON THE BEACH: THE BEACH IS CLOSED FROM 10 PM TO 6 AM EVERY EVENING.** The state controls and patrols the beach. NO vehicles are permitted. NO clam fishing is permitted without a fishing license. Do not throw cans, bottles, papers or refuse of any kind on the beach. **PLEASE HELP TO KEEP THE BEACH CLEAN. TAKE A LITTERBAG WITH YOU.**

**CHILDREN:** Do not allow your children to play on the hill in front of the homes, under the buildings, or on the ice plant near the beach. Do not allow your children to RUN along the lower promenade at any time. **Consider your neighbor.**

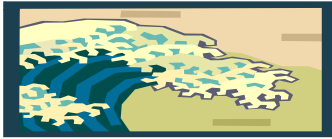
**PETS:** No pets allowed at any of the properties.

**\*\*THE ABOVE GUIDELINES ARE STRICTLY ENFORCED\*\***

We hope you accept these guidelines in the good faith they have been offered. Thank you for your cooperation. Have fun!

### **IN CASE OF AN EMERGENCIES:**

- Emergency: Fire, Sheriff, Ambulance, Coast Guard, HWY Patrol – **911**
- Kendall & Potter Property Management: (831) 477-7930
- After Hours (after 5 pm/ Emergencies ONLY) ext. 8**
- Water Problems: Soquel Water District (831) 688-2288
- Sewage Problems: Sanitation (831) 454-2640
- Trash Problems: Waste Management (800) 665-2209
- State Parks Emergency: Dispatch (831) 649-2810



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### CHECK OUT IS AT 10 AM-

#### Check out procedures:

- Please leave the property in good condition.
- Please wash dishes and put them away.
- Please empty all trash from home and put in correct bins.
- Please check the property for personal belongings.
- Please turn off the lights, thermostat, and appliances.
- Please lock the windows and doors.
- Please note there will be extra charge for any excessive cleaning, carpet cleaning and excessive trash pick-up.

Please bring all keys back to Kendall & Potter Property Management, Inc. **Any LATE CHECK OUT MUST BE APPROVED BY OFFICE BEFOREHAND.** Unapproved late check outs will incur a \$100 fee per ½ hour inspectors have to wait.

**HAVE A GREAT VACATION!**

**WE LOOK FORWARD TO HAVING YOU IN OUR HOME IN THE FUTURE!**

*Please call Kendall & Potter Property Management  
With any questions or problems at (800) 386-6826 or (831) 477-7930*