# GUESTS & OWNERS RULES

**The GUESTS & OWNERS RULES of the Grand Victorian must be respected by all occupants and guests and will be strictly enforced.**

- If you exceed the maximum occupancy rate set by the State of Maine and the Unit Owner, you will be asked to vacate the premises.

- You can have up to 2 vehicles for free: one parked at the building and one parked at an offsite lot. Only park in designated spaces, as illegally parked cars may be towed or booted at the owner's expense. Parking spaces at the building are small and oversized vehicles are not allowed. If your vehicle is considered oversized, you'll need to use the offsite lot during your stay. Anything over a 1/2-ton truck will be considered oversize.

- Parking passes for ALL vehicles must be visible at ALL times; otherwise, you will be towed at your expense from the parking lot, or charged a 24-hour rate at the "Offsite Parking Lot" located on Milliken St. If someone is in your assigned space when you arrive, contact the front desk, do not take a different spot.

- Luggage Carts must be promptly returned to the lobby area next to the elevators in both towers.

- Main Lobby and South Tower doors are unlocked from 9 a.m. to 5 p.m. All other doors remain locked and can only be accessed by unit keys. Do not let anyone into the building if they are waiting outside an entrance door…refer them to the Management Office.

- When entering the building, clothes and shoes must be worn at all times in the lobbies, hallways and all common areas. Clothing, feet, towels and personal items must be free from sand and debris. There is a hose by the pool deck at the North Tower for rinsing items

- No loitering or loud disruptive noise in lobbies, hallways, stairwells, parking lot, pool/ sauna/gym area. Quiet hours within the units and decks are 11 p.m. to 8 a.m.

- There is NO smoking in interior common areas, in any unit, on the decks or within 50 ft of the building. Smoking Policy (No Smoking of any kind, cigarettes, pipe, cigar, vaping, e-cigarettes, marijuana etc.). The Building / Campus is nonsmoking which includes but not limited to inside units, balconies, decks, parking lots, outside doorways,

etc. There will be a $250.00 fine and immediate removal from property, no refunds if you or your guests are found smoking. If you see anyone smoking in these areas, please notify the front desk immediately.

- Pets of any kind are prohibited in any Unit or on the premises. You will be assessed a sizeable amount in violation of this rule and immediate removal from property, no refunds if you or your guests have pets.

- No items may be hung on deck railings or thrown on decks.

- No items may be left in the hallway areas or outside units.

- All trash should be tied in plastic bags and disposed of in the Trash Room on the 1st floor of the North Tower. Do not leave trash in the hallways outside your unit.

- Please store personal items, beach chairs, umbrellas, etc. in your vehicle to minimize sand and debris in the building and unit.

- No BBQ grills or other cooking devices are allowed on the decks or in the units.

- Please close and lock all windows and doors upon leaving your unit. To secure deck doors, lift handle firmly to engage storm locks and turn deadbolt.

- The pool area opens at 9 a.m. and closes at 10 p.m. There is no lifeguard on duty. Children under 14 years of age must be accompanied by an adult. Only Unit Owners, their guests or registered renters are allowed access to the Pool, Sauna and Gym Areas.

The Grand Victorian Association reserves the right to ask you or your guests to vacate the premises if you fail to comply with any of the above rules. This may result in forfeiture of rental money and/or security deposit.

I have read and understand the code of conduct for the Grand Victorian

Signature_____ Date_____