

A wooden boardwalk made of horizontal planks leads from the foreground towards a sandy beach. The beach is bordered by a wooden fence made of vertical posts. In the background, the ocean is a vibrant turquoise color under a clear, bright blue sky. Some green foliage is visible on the right side of the frame.

Dear Guest -

We are so happy to have you at our beach place! Anything that we have here—you are welcome to use to make your stay enjoyable and relaxing.

Our booklet is a work in progress... this is our first time owning a place at the beach and sharing with folks. We are familiar with the area, but there is so much to do—we are certainly not experts and will look to you all for help. Be sure to write in our "love it... Log it" book.

We will update this as much as we can to help us all out!

Relax.... And have a wonderful time!

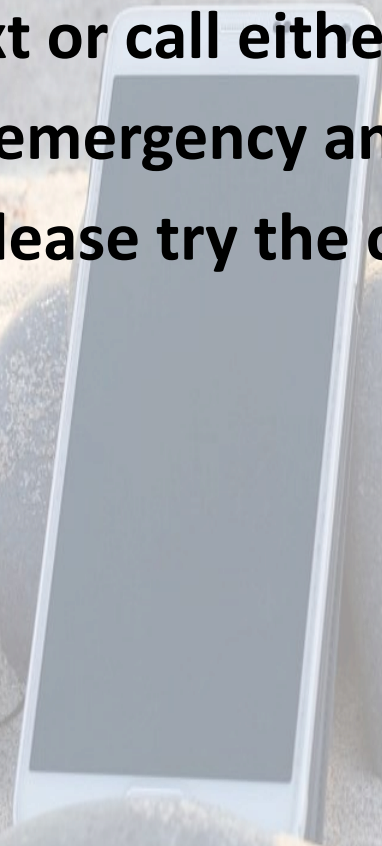
Jason & Angie Schaeffer

How to contact us.....

Jason Schaeffer : (301) 660-1329

Angie Schaeffer : (717) 261-6074

You can text or call either of us at any time. If an emergency and one doesn't answer—please try the other.



Things you may need

- **Beach Towels**
- **Beach Umbrella (ONLY umbrellas are allowed on beach - Memorial Day to Labor Day—per Myrtle Beach's rules)**
- **Beach Blanket**
- **Cooler (we do have some ice packs in freezer)**
- **Beach bag**
- **Boogie Boards**
- **Sunscreen / Aloe**
- **Toiletries (you get starter rolls of toilet paper)**
- **Hair dryer / flat iron / accessories (there is a small compact hair dryer in the Master Bathroom)**
- **Food/Drinks (there is ice, cooking spray, salt, pepper & sugar)**
- **K-cups for Keurig machine**
- **Laundry detergent/softener sheets if you plan to do laundry while you are there**
- **Phone/device chargers**

Walmart and Kroeger's Grocery are just a few minutes away—would have just about anything you need.

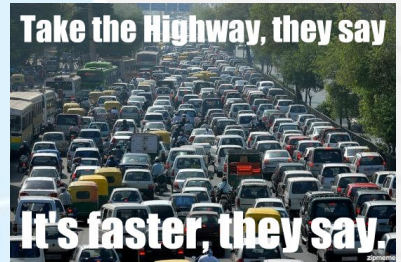
REMINDERS BEFORE YOU LEAVE:

- **Unit sleeps 6 / No Pets**
- **Max of 2 vehicles (no motorcycles or trailers) and as of now - there is no permit needed to park**

Here is how we go to Myrtle Beach... (You can arrive at 3pm or later)

(still working on the best way back ... we seem to always be in traffic on 95—will update if we find one—but please share with us if you have routes you like to or from.)

Call us if you need help with directions.



8 hr 18 min (530 miles)



via I-95 S

7 hr 50 min without traffic

3 min (1.2 mi)

- > Follow I-81 S and I-66 E to US-17 S in Marshall. Take exit 28 from I-66 E

1 hr 26 min (94.8 mi)

- > Get on I-95 S in Hartwood from US-17 S

53 min (46.3 mi)

- > Follow I-95 S, I-295 S and I-95 S to NC-130 E/NC-410 S in Columbus County. Take the exit toward Chadbourn from US-74 E

4 hr 45 min (332 mi)

- > Get on SC-31 in Horry County from US-701 and SC-9 S

54 min (44.6 mi)

- > Continue on SC-31 to US-17 S. Take the US-17 S exit from SC-22 E

9 min (9.3 mi)

- > Continue on US-17 S. Take Lake Arrowhead Rd to Maison Dr

4 min (2.1 mi)

More Detail

If it seems really backed up to get on 95—we drive on by the line and go to the WaWa's on S. Gateway Drive (by 95 intersection on the left) and take a quick break or just fly in and turn around— this seems to get you out of that long line waiting to merge onto 95.

We started taking 295 out and around Richmond—little longer in miles but seems to flow better traffic wise than staying on 95 through Richmond

4 min (2.1 mi)

- 1 Merge onto US-17 S

0.9 mi

- 1 Turn left onto Lake Arrowhead Rd

0.7 mi

- 1 Turn right onto Kings Rd

0.2 mi

- 1 Turn left onto Maison Dr

Destination will be on the left

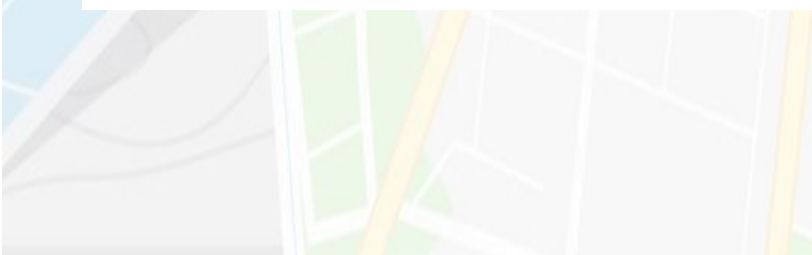
0.2 mi

Between Wing's Beachwear & Burger King

Two entrances to SummerTree either will get you to Building F—but first one more convenient

250 Maison Dr

Myrtle Beach, SC 29572



Summer Tree Village Unit F-7



You made it!

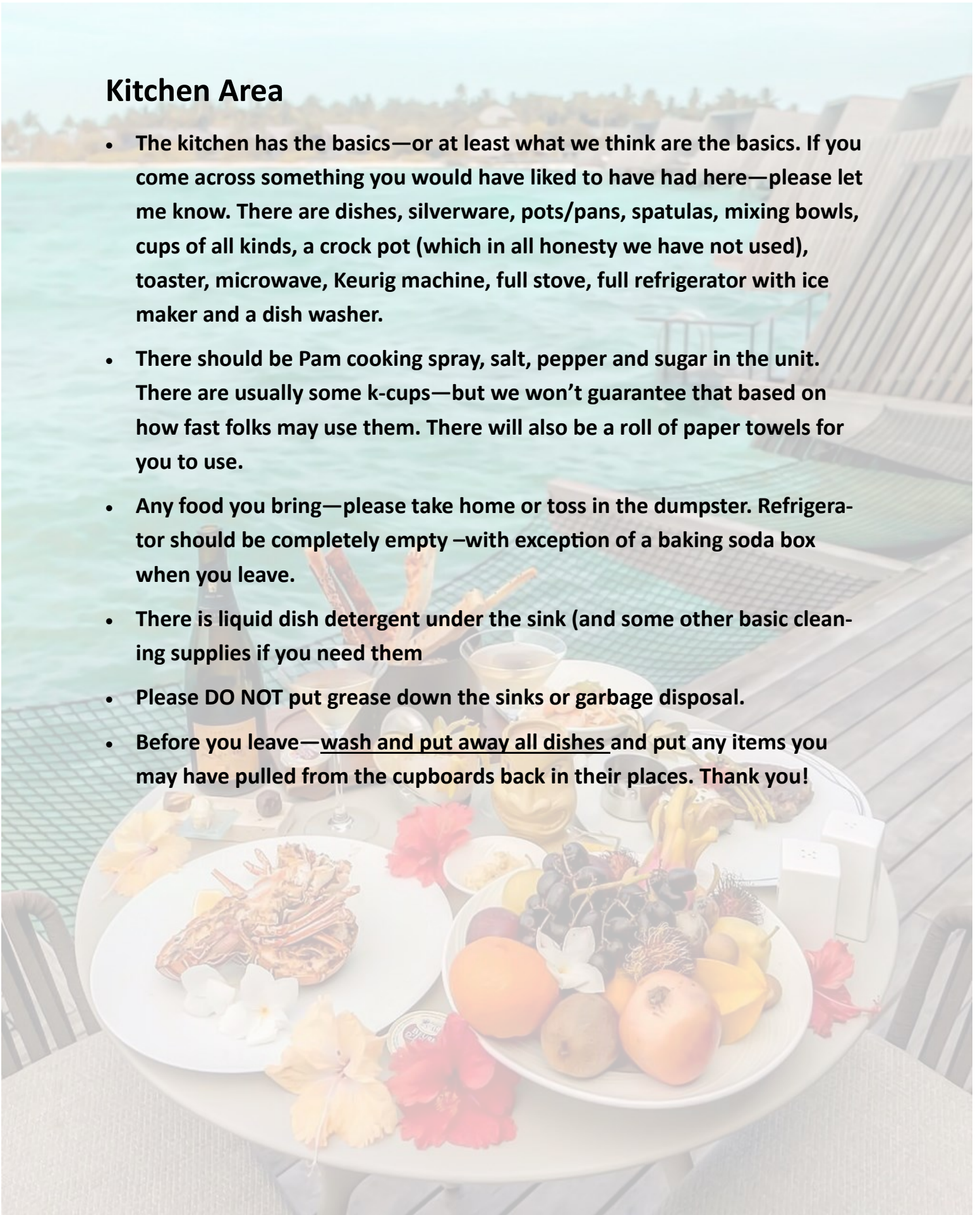
- **BE SURE YOUR PARKING PERMIT IS DISPLAYED ON YOUR CAR'S DASHBOARD AT ALL TIMES ON SUMMERTREE PROPERTY. WE ASSUME NO RESPONSIBILITY FOR TOWED VEHICLES. YOU WILL BE RESPONSIBLE FOR ALL COSTS INVOLVED.**
- **Upon arrival—you will use the code provided to you to access the key box located inside the porch area of unit F-7 (should see a Sailor Knot wreath with white starfish on the door). WE STRONGLY ENCOURAGE YOU TO LEAVE ONE OF THE KEYS IN THE LOCK BOX. If you lock yourselves out—we need to call the maintenance man and in off hours it could take a while for him to get there AND it costs \$100—which would be your expense.**
- ****IN THE OFF SEASON** (You will know if this applies to you as we will remind you) As soon as you enter—you will want to follow instructions on the breaker box—located in kitchen by the window on how to turn on hot water breaker there and turn the water on in the closet by the main bedroom. Photo instructions are provided. We do this in case of any leaks between visits.**
- **Air should be at 75° when you arrive. Please don't set lower than 70° - as the units can freeze up. Please return to 75° when you leave for the week. (There is a fan or two for your use, if you like fans running—just return to closet please.)**
- **Sheets are available for your use. Clean sheets will either be on the beds or in the closets in containers. You can put them on yourselves as we know some folks bring their own and some like to Lysol the mattress—so trying to make it convenient for all –if anything is missing there are extra sheets in the closets.**
- **Towels are provided in the main bathroom closet for both bathrooms. You will need to bring your own beach towels—these towels are not meant to go to the beach.**
- **All sheets and towels that you use should be placed out by the washer/dryer when you leave. If you could please start one load (use tide pod above dryer—set on extra large load—cold water and please don't over stuff. Cleaning company will wash the remainder this just gives them good head start and helps keep costs down for everyone.) Thanks!**

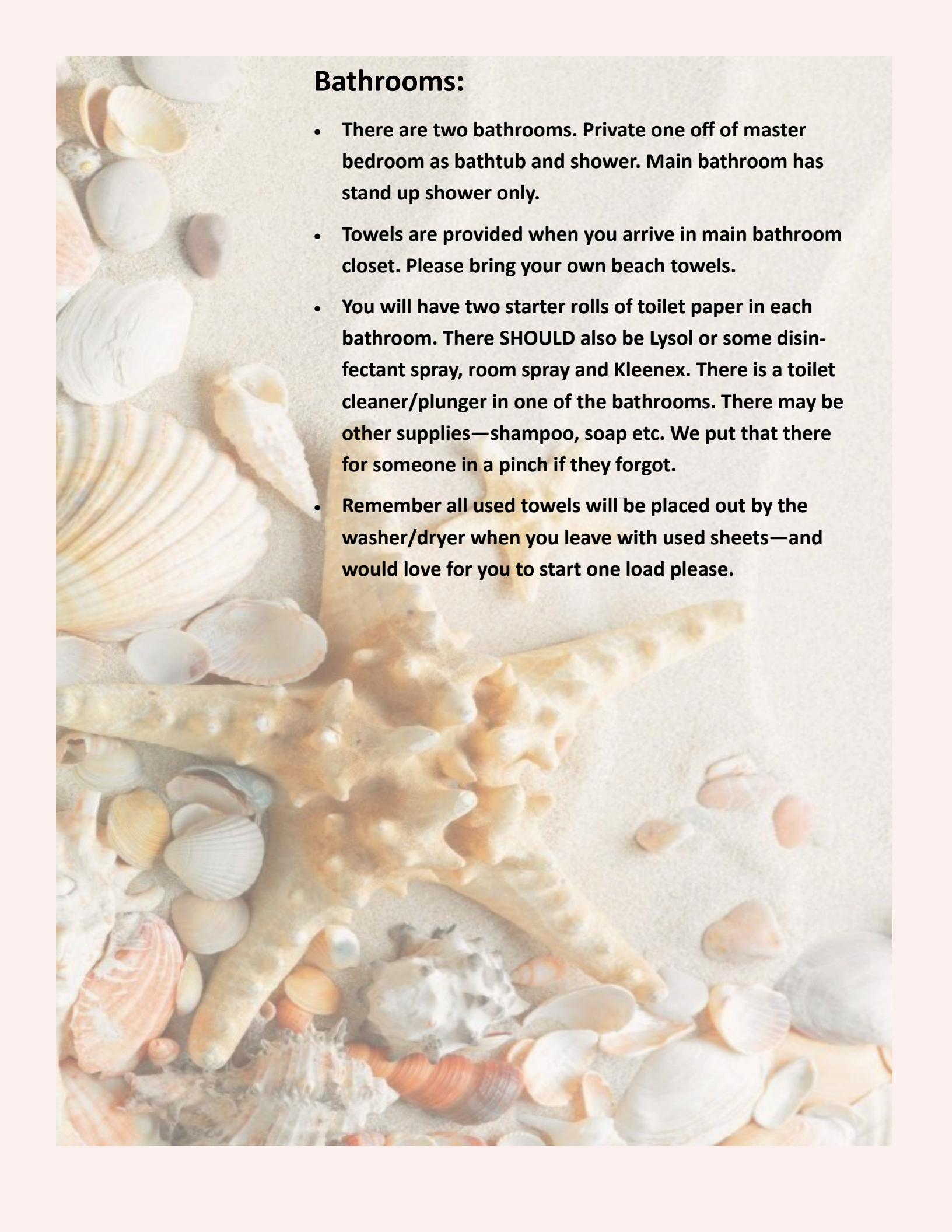
SOME BEACH AND POOL INFO:

- **Hanging on the coffee mug rack is a key for the large chest on the porch. There should be 6 beach chairs and a few beach toys in there. There is also a beach caddy on the deck that can help you take your stuff to the beach. Please be sure all items are put back, chest is locked and key is back in place before you leave. Also—please be sure the beach caddy is as free of sand as possible before taking it through the condo to the back deck. Thanks!**
- **Three indoor pool passes hang on the wall as you walk in. You need them for access. Pay attention to pool signs—the HOA tries to keep up with updating with Covid regulations easing up – but sometimes that fails. Please be sure 3 passes are hung back when you leave—will be a \$50 charge for each missing key.**
- **You do not need any pass for the outside pool. Again, please follow pool posted rules and any signs HOA may have updating those rules.**
- **We realize it may get a little sandy - so you can use the vacuum (should be in a closet) please dump the canister—or use any of the brooms in the water heater closet if it gets too much.**
- **Please don't drape towels or wet bathing suits over the balconies. There are ropes and clothes pins for you to use on the decks—or you are welcome to use the dryer—just please remember to clean the lint filter. Also—if you want to wash clothes—please use your own detergent—the supply above the washer/dryer is for the cleaning crew to use. Thanks!**

Kitchen Area

- The kitchen has the basics—or at least what we think are the basics. If you come across something you would have liked to have had here—please let me know. There are dishes, silverware, pots/pans, spatulas, mixing bowls, cups of all kinds, a crock pot (which in all honesty we have not used), toaster, microwave, Keurig machine, full stove, full refrigerator with ice maker and a dish washer.
- There should be Pam cooking spray, salt, pepper and sugar in the unit. There are usually some k-cups—but we won't guarantee that based on how fast folks may use them. There will also be a roll of paper towels for you to use.
- Any food you bring—please take home or toss in the dumpster. Refrigerator should be completely empty –with exception of a baking soda box when you leave.
- There is liquid dish detergent under the sink (and some other basic cleaning supplies if you need them
- Please DO NOT put grease down the sinks or garbage disposal.
- Before you leave—wash and put away all dishes and put any items you may have pulled from the cupboards back in their places. Thank you!



The background of the page is a photograph of a beach. It features a large, light-colored starfish in the center, surrounded by various seashells of different sizes and colors, including white, orange, and brown. The shells are scattered across a light-colored sandy surface.

Bathrooms:

- **There are two bathrooms. Private one off of master bedroom as bathtub and shower. Main bathroom has stand up shower only.**
- **Towels are provided when you arrive in main bathroom closet. Please bring your own beach towels.**
- **You will have two starter rolls of toilet paper in each bathroom. There SHOULD also be Lysol or some disinfectant spray, room spray and Kleenex. There is a toilet cleaner/plunger in one of the bathrooms. There may be other supplies—shampoo, soap etc. We put that there for someone in a pinch if they forgot.**
- **Remember all used towels will be placed out by the washer/dryer when you leave with used sheets—and would love for you to start one load please.**



Unfortunately.... There are some rules. You will see the HOA legal sheet of rules that we have to post on our refrigerator—so there's those. We will just highlight some things here...

- **Maximum of six people can stay overnight in the condo and only those folks staying here can use the pools.**
- **No smoking in our unit or on the decks of our unit.**
- **No pets.**
- **No golf carts, motorcycles or trailers.**
- **No towels or bathing suits hanging over the decks. There are ropes and clothes pins to hang things within the deck—or use the dryer.**
- **We are a second level condo. You will hear the folks above—and the folks below will hear you. Please be respectful and keep noise to a minimum from 10pm to 8am.**
- **As for the beach.... We aren't the experts so follow signs etc. but we did pull a few things from myrtlebeach.com and place on the next page that we thought would be helpful.**

Additional Info:

TENTS / UMBRELLAS

Myrtle Beach Tents are banned on the beach from Memorial Day through Labor Day. Round umbrellas with a diameter of 7 feet, 6 inches or less are permitted. **North Myrtle Beach** From May 15 through Sept. 15, only round umbrellas with a center pole no more than 7 feet, 6 inches tall and with a circular shade no larger than 9 feet in diameter are allowed on the beach.

FIREWORKS

Possessing or discharging of fireworks is illegal within the city limits of municipalities along the Grand Strand. All establishments that sell fireworks within Horry County are required to post in a conspicuous location rules and regulations regarding fireworks.

LITTERING

Littering is illegal. Offenders may be required by law to assist officials in cleaning up the litter. All glass containers are prohibited on the beach.

ALCOHOL

Possession or consumption of alcohol is prohibited on the beach. Glass containers/bottles are not allowed on the beach. Driving under the influence of drugs or alcohol is illegal. Penalties include a fine of more than \$200 and loss of driver's license both in South Carolina and the driver's home state. It is unlawful for any person under the age of 21 to buy, possess, or consume alcoholic beverages. Open containers of beer, wine, or liquor are prohibited in vehicles or any public place including streets, sidewalks, and beach areas. In Horry and Georgetown counties, restaurants and bars may sell alcoholic beverages on Sunday. Beer and wine are sold in stores, as well. Liquor stores can sell alcoholic beverages from 9 a.m. and to 7 p.m. Monday through Saturday. Only liquor stores can sell alcoholic beverages other than beer or wine.

Info pulled from www.myrtlebeach.com - please visit for more info

Might be helpful...

Visitmyrtlebeach.com

Myrtlebeach.com

Explorenorthmyrtlebeach.com

Discoversouthcarolina.com



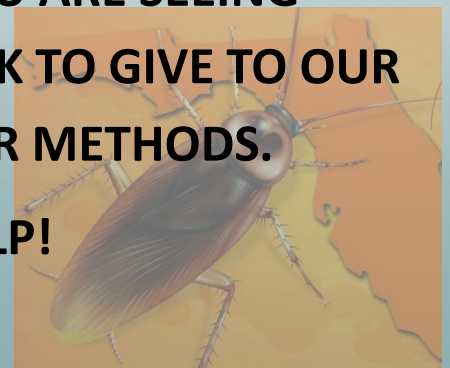
PLEASE BE AWARE....YOU MAY SEE WHAT THE SOUTH LIKE TO CALL—PALMETTO BUGS. THEY LIKE HUMID AND THEY LIKE WATER—SO THE BEACH HOMES ARE THEIR FAVORITE.

OUR UNIT AND HOA AREA IS SPRAYED MONTHLY —BUT WE ARE TOLD THAT SOME YEARS ARE WORSE THAN OTHERS. WITH US BEING ON THE SECOND FLOOR—WE ARE A LITTLE LUCKIER THAN THE GROUND UNITS—BUT OCCASIONALLY WE HAVE SEEN THEM—MOSTLY ON THE DECKS, BUT HERE AND THERE THEY DO GET INSIDE.

PLEASE HELP US OUT:

- ALWAYS KEEP THE OUTSIDE DOORS/SCREENED DOORS CLOSED.**
- FEEL FREE TO USE ANY SPRAYS WE HAVE DURING YOUR STAY (THEY ARE LOCATED UNDER THE KITCHEN SINK FOR INDOOR USE & ABOVE THE WASHER/DRYER FOR ON OUTSIDE DECKS)**
- IF YOU SEE ANYTHING ODD LIKE CRUSHED BAY LEAVES OR COFFEE GROUNDS IN A CONTAINER AT OUR SINKS—WE ARE LIKELY EXPERIMENTING ON THE ADVICE OF OUR NEIGHBORS—SO PLEASE DON'T THROW AWAY.**
- PLEASE FEEL FREE TO LET US KNOW IF YOU ARE SEEING THEM—HELPS US KNOW WHAT FEEDBACK TO GIVE TO OUR HOA AND NEIGHBORS AND TO TRY OTHER METHODS.**

THANKS FOR YOUR UNDERSTANDING & HELP!



GONE COASTAL

Here's the deal...

WHEN YOU ARRIVE:

- Strongly suggest you leave one key in the lock box to avoid being locked out.
- Sheets are available for all beds/Bath towels are in main bathroom closet
- If using air conditioner—no lower than 70° please
- Pool key passes are on hallway hooks; key to porch chest for chairs is hanging on the coffee mug holder
- Please no grease down the sinks or garbage disposal
- The insect control company comes the FIRST Tuesday of the month. If you are there—please let them in – if not, they have a key.

We want our guests to have a great time - and come back year after year!
With your help and feedback—we hope to make Gone Coastal your vacation home too!

WHEN YOU LEAVE (BY 10 AM PLEASE):

- Take any food you brought with you or throw away
- Take all trash to the dumpster
- Place all used sheets and towels by the washer and start one load (supplies above dryer)
- Wash and put away all used dishes, etc.
- Set temperature to 75° when you leave
- Don't forget to write in the "Love it.... Log it" tablet. We like to hear about the great things you did—gives us all ideas!
- Pool passes (3) should be hanging on hallway hooks
- Be sure wooden chest on porch is locked and key is hung back by coffee mug holder
- Place condo keys (2) back in the lock box on the porch

THINGS TO REMEMBER:

- Obey HOA rules—posted on refrigerator
- Max of 6 persons staying in unit
- No smoking in our unit or on our decks
- No pets
- No towels or bathing suits hanging over decks
- Please keep noise in check—especially between 10pm and 8am
- Let us know if you need ANYTHING!

**Contact us if any questions
(717) 261-6074 or (301) 660-1329**



This sheet is posted on our refrigerator to highlight Arriving and Leaving etc.

In the OFF SEASON MONTHS – we may ask you to turn off water and breaker for water heater between stays... there are simple instructions posted for this and we will communicate with you if you need to do that. Thanks!



STV RULES & REGULATIONS (R&R)

This is posted on side of refrigerator—but also here for your bedtime reading!

*summerTree
village*

Homeowner's Association, Inc.
250 Maison Drive • Box 25
Myrtle Beach, SC 29572

GENERAL Owners are responsible for the conduct & behavior of their family, renters and guests as well as their conduct & behavior. This includes any damage to the common area caused by these people. **IT IS THE RESPONSIBILITY OF ALL OWNERS TO INSURE THAT THEIR GUESTS UNDERSTAND AND OBSERVE THE R & R.** Children less than 18 years of age are not permitted to occupy any unit unless directly supervised by a parent or guardian. Occupancy of a unit is not to exceed 6 persons per 2 bedroom unit or 8 persons per 3 bedroom unit.

BUG SPRAYING Units are sprayed on the first Tuesday of the month between 9:00 am and 5.00 pm. **The technician must be allowed entry into the unit.** Violations carry an escalating fine to be determined by the RVC.

PARKING Vehicles shall be parked only in designated spaces. Commercial vehicles of any kind and vehicles which are not properly tagged or registered are not permitted. Washing vehicles or working on vehicles on Association property is not permitted.

TRAILERS, MOTORCYCLES AND OTHER RECREATIONAL VEHICLES No trailer, camper, mobile home, motor home, jet ski, golf cart, atv, boat, motorcycle, scooter or other similar equipment shall be parked, chained to, stored or allowed on STV at any time without prior permission from the Property Manager and/or Board of Directors. No unauthorized, unregistered, abandoned or inoperable vehicles are permitted on the premises and will be towed at owner's expense. Bicycles shall not be chained to the property or left in the hallways.

OUTDOOR COOKING Cooking on balconies, in hallways or near buildings, is **STRICTLY PROHIBITED BY LAW** due to the serious fire hazard these activities pose. **Use of personnel grills is strictly prohibited. Charcoal lighter fluid is prohibited.** Please use a type of charcoal that requires no liquid accelerant and can be ignited with a match.

SWIMMING POOLS & HOT TUB Pool and hot tub rules are clearly posted and enforced. Glass objects are prohibited in these areas. NO TOLERANCE. All residents, guests and renters, are cautioned that "USE OF THE SWIMMING POOL AND HOT TUB, it's EQUIPMENT AND FACILITIES IS AT THEIR OWN RISK". Pool hours: 9:00am - 10:00 pm.

BALCONIES & PORCHES Clothing, linens, towels, etc., shall not be hung on or from balconies, porches, clotheslines, window sills, or draped across the balcony furniture. Beach chairs, clothing and other items shall not be stored or left in hallways, stairways or outside the entrance doorways. Cigars, cigarettes, or other objects shall not be thrown from balconies or porches.

ANNOYANCES Loud parties are not permitted. Noise from television, stereo equipment, musical instruments and talking should be kept to a minimum at all times. Excessive noise will not be tolerated during the hours from 1 1:00 PM to 8:00 AM.

PETS Only owners are permitted to have pets on Association property. Under no circumstances are renters/guests allowed to have pets on Association property. Pets must be on a leash or carried. **Pet owners are responsible for cleaning up after their pet.** Please use designated curbing areas.

TRASH Vendors are not permitted to use STV Dumpsters for condo debris.

VIOLATIONS: IT IS THE SOLE RESPONSIBILITY OF EACH OWNER TO MAKE PERSONS STAYING AT OR VISITING THEIR CONDO AWARE OF THE STV-RULES & REGULATIONS AS WELL AS THEIR RENTAL AGENT. VIOLATIONS OF THE POSTED RULES AND REGULATIONS SHOULD BE REPORTED TO THE ASSOCIATION'S MANAGING AGENT. FINES FOR THE VIOLATION OF THE RULES & REGULATIONS WILL RANGE FROM A MINIMUM OF \$25.00 TO AN AMOUNT TO BE DETERMINED BY THE RULES VIOLATIONS COMMITTEE BASED ON THE SEVERITY, CIRCUMSTANCES AND PRIOR OCCURRENCE OF THE VIOLATION. FINES MAY BE ISSUED FOR ACTIONS AND BEHAVIORS NOT SPECIFICALLY LISTED THAT ARE DETRIMENTAL TO THE OPERATION AND/OR ENJOYMENT OF STV, ITS OWNERS, GUESTS AND EMPLOYEE. ALL FINES IMPOSED WILL BE AT THE DISCRETION OF THE RVC. OWNERS WILL HAVE FIVE (5) DAYS TO APPEAL ALL FINES TO THE BOD. FILING A FALSE VIOLATION REPORT WILL RESULT IN A \$200 FINE.

EMERGENCY TELEPHONE NUMBERS

Police, Rescue, Fire department

911

For any issues CALL OWNER - Jason (301) 660-1329 or Angie (717) 261-6074

Lockout Services (Estimated Cost): \$75 - 8:00am to 10:00 pm, \$100 after 10:00pm

When you leave...

- Please leave by 10am as cleaning crew will need in the unit.
- Please wash & put away dishes. Detergent is under the sink.
- Take with you or throw away all food/drinks you brought.
- Take all trash to the dumpster.
- All beach chairs and toys should be back in the chest—and the chest locked and key placed back by coffee mugs. Beach cart should be out on the deck where you found it.
- Be sure all 3 indoor pool passes are hanging back on the wall.
- Place all used sheets and towels by the washer/dryer. Please start one load using the tide pods stored above the dryer. Extra large load on cold and don't over pack please.
- Please set thermostat to 75° when you leave.
- Remember to write cool things you did, saw or ate in our book!
- **PLEASE PUT BOTH KEYS BACK IN THE LOCK BOX WHEN YOU LEAVE!**

Thanks so much for the great care you took of the place! Don't hesitate to call or text us with any questions! (301) 660-1329 or (717) 261-6074

If you think you want a specific week next year—let us know now as people are already reserving their weeks.