

House Rules & Damage Policy

The rules that protect the residence — and the experience of every future guest.

These rules apply to every guest, every stay. They exist for two reasons: to keep the residence in the condition you would want to find it in, and to comply with the building's residential rules. By completing your booking, you accept these terms.

CORE RULES

- Maximum occupancy: 6 guests. This includes overnight visitors of any kind, infants and children inclusive.
- Quiet hours: 10:00 PM – 8:00 AM, every day. The building enforces noise rules and may issue HOA fines for violations.
- No parties, no events, no gatherings, no photo or video shoots — personal or commercial — no influencer content production.
- Only registered guests may enter the residence and use the building amenities.
- Guests must carry their FOB to access common areas. Elevator access is FOB-controlled.
- No pets of any kind permitted, per building policy. Verified ADA service animals are accommodated as required by federal law — please notify us in advance of arrival.
- Air conditioning must be kept at 78°F (26°C) maximum at all times, including when the unit is empty, per building HOA policy to prevent humidity damage. We recommend 72–76°F for comfort during your stay.

STRICTLY NO SMOKING

The building and the residence are 100% non-smoking. This includes cigarettes, cigars, vapes, e-cigarettes, cannabis, and any combustible product.

Smoking is prohibited everywhere on the property: inside the unit, on the balcony, in the hallways, at the pool deck, and in all common areas. The building has smoke detectors and a monitored alarm system. False alarms triggered by smoking may result in additional charges from the building.

BUILDING RULES APPLY

This is a residential condominium. The building's rules apply to you as a guest the same way they apply to residents. The most relevant:

- No loud music, shouting, or sustained noise — especially during quiet hours, but at any hour if it disturbs neighbors.
- Amenity dress code and posted rules apply at the pool, gym, library, and lounges.
- Glass containers are not permitted on the pool deck.

- Deliveries are accepted by the building Monday–Friday, 9 AM – 4:30 PM only. No deliveries on weekends or holidays. Food delivery must be received directly by you in the lobby.
- Do not throw any objects or liquids from the balcony — this is a safety issue and may trigger immediate removal from the property.
- Valet parking is available for guests at the prevailing daily rate set by the building, paid directly to the valet at check-out. The rate is not included in your reservation. Self-parking is not available on-site.

ITEMS WE ASK YOU TO CARE FOR

This residence is fully furnished and curated. To help us preserve it:

- Please do not move furniture between rooms or rearrange decorative items.
- Please use coasters for cold drinks on wood surfaces.
- Please do not place wet towels, luggage, or sharp objects on upholstered furniture.
- Use the black makeup towels (provided in the bathroom drawer) for cosmetics, self-tanner, or sunscreen — not the white towels.
- Glitter, confetti, body oils, and self-tanning products require professional cleaning and are not permitted.

ACCIDENTS HAPPEN — TELL US

If something breaks, stains, or is not working during your stay, please tell us. We have hosted enough guests to know that accidents are part of travel. Honest, prompt communication almost always leads to a fair, easy resolution. Hidden damage discovered after check-out is the only thing we cannot fix gracefully.

FEE SCHEDULE

The following fees may be assessed when applicable. Charges are made through the booking platform's Resolution Center (Airbnb), Damage Claim (VRBO), or comparable mechanism, within 14 days of check-out.

Violation / Charge	Amount
Smoking inside the unit or on the balcony	\$500
Unauthorized pet on the property	\$250 + cleaning costs
Unauthorized party, event, or gathering	\$1,000 + actual damages
Commercial filming or photo shoot without consent	\$1,000
Unauthorized overnight guest (per guest, per night)	\$150

Violation / Charge	Amount
Late check-out without approval (after 1-hour grace)	\$50 / hour
Excessive cleaning required (glitter, oils, stains)	\$250 minimum
Lost or unreturned building FOB	\$75
Linen or towel replacement (severe stain / damage)	\$30–\$80 per item, at cost
Damage to furniture, décor, or appliances	At actual repair or replacement cost
HOA fine triggered by guest behavior	Pass-through at actual amount
Noise complaint resulting in building action	\$250 + any HOA fine

All charges are based on actual cost of repair, replacement, remediation, or third-party fees, and are documented with photos, invoices, or building correspondence where applicable.

CHECK-IN & CHECK-OUT

- Check-in: 4:00 PM.
- Check-out: 10:00 AM.
- Early check-in and late check-out are subject to the cleaning schedule — request 24 hours in advance.
- Δ Complimentary late check-out and early check-in may be available depending on availability — request in advance.

ENFORCEMENT

These rules are enforced for the benefit of all guests, residents, and the building. Serious violations — smoking, unauthorized parties, dangerous behavior, refusal to comply with building staff — may result in immediate termination of the stay, without refund, and removal from the property.

We hope none of this is ever necessary. The vast majority of our guests treat the residence with care and have a wonderful time. We expect you will too.

ACCEPTANCE

Completion of your reservation constitutes acceptance of these House Rules and the associated Fee Schedule. A copy is also linked in your booking confirmation and posted inside the residence.

Thank you for respecting the home — and the neighbors.