



<https://beachtopia.us>



[Facebook Page](#)

# Welcome Binder

A hardcopy of this binder is located on the left bookcase in the Living Room (top floor) at the beach house. An Adobe (.pdf) version (along with other resources available for download), is available on *Beach-Topia's* website at <https://beachtopia.us>. Please see the date stamp in the footer for any updates. We welcome any feedback and hope you enjoy your stay!

## ***Beach-Topia's Quick References***

Below are quick references (the Top 10); see the *Welcome Binder* for additional information and details and a copy posted on the refrigerators. The *Welcome Binder* can be found on the left bookcase shelf in the Living Room on the top floor at the house.

- 1) There is **Wi-Fi** throughout.
  - a. Look for the Wi-Fi picture frame on each floor of the house for the network and password. QR Codes for the website and Facebook page are also shown.
- 2) **Trash Service:**
  - a. Trash service is picked up every **Wednesday** and **Saturday** mornings *during peak-season* (e.g., May 1<sup>st</sup> – September 30<sup>th</sup>), and on *Wednesdays off-season*.
  - b. The cans are picked up via an automated arm; all trash must fit in the cans and the lid must be able to close, please spread out the cans for the automated arm.
  - c. Roll-out trash cans to curb of driveway the night before, and roll back to carport after pick-up.
- 3) The house has two **HVAC** zones, each controlled by an Ecobee thermostat and sensors.
  - a. NOTE: There are Ecobee sensors attached to doors and windows. Do NOT remove. These are used to conserve energy and maintain comfort throughout the house.
- 4) Turn off all **exterior lights** when not needed.
  - a. This helps with Light Pollution (yes, this is a real issue; see Tab O: “Light Pollution” in the *Welcome Guide*) and prevents the attraction of Midges/May Flies (harmless and annoying, with a very short lifespan).
- 5) During the peak-season, the **pool and hot tub** are serviced by Caribbean Pools & Spas, who will:
  - a. Vacuum the pool and hot tub on Saturdays and mid-week.
  - b. Clean and adjust chemicals for the pool and hot tub during changeover on Saturdays.
- 6) You can find information and a map about the **community amenities** under “Tab H: Community Amenities & Map”.
- 7) Please review the **Arrival/Departure** instructions provided by Twiddy and our version of the checklists under “Tab F: Arrival/During/Departure Checklists” (copy on the refrigerators).
- 8) We want everyone to have an **awesome experience**, including the next guests.
  - a. Please be courteous to the neighbors and respectful of the property.
  - b. Return all games, beach gear, books, DVDs, etc., before departure.
- 9) Go to our website at <https://beachtopia.us> for updates about *Beach-Topia* and to send us feedback/photos.
- 10) For ANY issue with the property or your stay, please **contact Twiddy** directly.
  - a. See “Tab A: Contacts” for contact information.

***Now have some fun, sun, and relaxation!***

# Welcome Binder Tabs

The Welcome Binder is divided into tabs; please see their descriptions below.  
 Tabs N, V, and X are reserved for future use.

<b>TAB:</b>	<b>TITLE:</b>	<b>REFERENCE(S):</b>
<b>A</b>	Contacts	Emergencies and Points of Contact, Medical, Twiddy Property Manager, & Miscellaneous
<b>B</b>	Welcome Guide	(the Guide itself)
<b>C</b>	Instructions for Internet, Wi-Fi, Telephones, & Smart TVs/Apps	Internet (Wi-Fi), Telephone Service, Televisions, & Streaming Apps; includes a copy of floorplans and emergency exits on reverse
<b>D</b>	Rooms (Floorplans & Features) - Including separate floorplans	Bedrooms, Emergencies & Points of Contact, & Rooms; followed by full-size copies of floorplans
<b>E</b>	Sample Twiddy Vacation Rental Agreement	Copy from Twiddy's website
<b>F</b>	Arrival, During, and Departure Checklists	Guest Checklists
<b>G</b>	Circuit Breaker Panel Layout	Defines each breaker and location
<b>H</b>	Community Amenities & Map - Includes a separate copy of the VOH community map	Activities & Attractions, Beach Gear, Community Amenities, Fitness Center, Playground, Rental Equipment, Sports Courts, & Community Swimming Pools
<b>I</b>	List of DVDs	List of available DVDs
<b>J</b>	Games, Media, & Toys	Available Games, Media, and Toys
<b>K</b>	Kitchen Inventory	Inventory of Kitchen supplies; also see TAB U
<b>L</b>	Library of Books	Library of Books in Living Room Bookcases
<b>M</b>	Thermostat (Ecobee) Instructions	How to operate HVAC
<b>O</b>	Light Pollution Brochure	Brochure on light pollution
<b>P</b>	Game Room Table Instructions	How to extend the Game Room table
<b>Q</b>	Airport Shuttles & Taxi Cabs	List from Currituck County's Visitor Center
<b>R</b>	Bucket List	List of activities to explore at Beach-Topia
<b>S</b>	Storm Preparations	What to do during storms
<b>T</b>	N.E.S.T. (Network for Endangered Sea Turtles)	Brochure on the preservation and monitoring of sea turtles in the OBX
<b>U</b>	Kitchen Layout	Where items are stored in the Kitchen
<b>W</b>	Website	What you can find on Beach-Topia's website
<b>Y</b>	<i>Why Beach-Topia?</i>	Beach-Topia's value proposition
<b>Z</b>	User Manuals	List of available user manuals

## TAB A: Contacts

Check the *Beach-Topia* website at <https://beachtopia.us/> for any updates.

Below is a list of contact information. **For emergencies, call 9-1-1.**

*Beach-Topia's* physical address is **1271 Windance Ln, Corolla, NC 27927**, within “**The Villages at Ocean Hill**”. The house phone number is **(252) 597-1037**.

**Twiddy Guest Services:** (252) 457-1504, or you can send a text to (252) 888-2598

- Please direct all rental questions, concerns, and broken/damaged items to Twiddy. Twiddy has after-hours coverage and can assist with practically anything.

**EMERGENCIES:** For emergencies, DIAL 9-1-1. Currituck County Non-Emergencies, call (252) 453-3633 (new non-emergency phone number as of 2023)

**Dominion Energy (Electric Utility):** Emergencies: (866) 366-4357,  
<https://www.dominionenergy.com/north-carolina-electric>

**Fire Department:** Corolla Fire Station 6 (Whalehead Station), <https://corollafireandrescue.com/>, 827 Whalehead Dr, Corolla, NC 27927, Main: (252) 453-3242; approximately 4 miles/9 minutes away

**Outer Banks Hospital:** (252) 449-4500, <https://www.theouterbankshospital.com/>, 4800 S. Croatan Highway, Nags Head, NC 27959, Open 24 hours; approximately 34 miles/50 minutes

**Outer Banks Hospital Urgent Care – Kitty Hawk:** (252) 449-7474, Daily 8:30am-7:30pm, accepts insurance, <https://locations.theouterbankshospital.com/kittyhawk/outer-banks-family-medicine-kitty-hawk.html>, 5112 N. Croatan Highway, Kitty Hawk, NC 27949; approximately 22 miles/34 minutes

**Sunny Care Clinic (limited services, but the nearest clinic):** <http://www.sunnycareclinic.com/>, 1187 Duck Road, inside Sunshine Family Pharmacy, 8am-Noon, Phone: (252) 715-0170; closed on weekends. Approximately 17 miles.

**Sherriff:** Currituck County Sherriff, <https://co.currituck.nc.us/sheriffs-office/>, Corolla Location: 1123 Ocean Trail, Corolla, NC 27927, Main: (252) 453-2121; approximately 1 mile/3 minutes

**Poison Control:** Call (800) 222-1222, <https://www.poison.org>

**Currituck County Emergency Management:** (252) 232-2115, Public Information: (252) 232-0719

**Water and Sewer Department (via Currituck County):** Emergencies: (252) 232-3732,  
<https://co.currituck.nc.us/departments/water/>

### OTHER SERVICE PROVIDERS:

**Spectrum (Internet, Wi-Fi, and Telephone):** Support: (833) 267-6094

**Blossman Gas Service (Propane Gas; formerly Coastal Gas):** Main: (252) 491-2625, Monday-Friday, 8am to 5pm, has after-hours coverage, <https://www.blossmangas.com/locations/blossman-gas-outer-banks/>

## MISCELLANEOUS:

- The Villages at Ocean Hill (Home Owner's Association):
  - (252) 453-0162 (Ken, Site Manager, or Bryan, Property Manager)
  - (252) 453-9604 for the Fitness Center
- Shut-Off Valves: For the shut-off valves throughout the property, see details "Tab D: Rooms (Floorplans & Features)".
  - The shut-offs for the Top and Middle Deck spigots can be found behind an access panel (e.g., Top Deck inside right bookcase in Living Room and Middle Deck on North wall of the Avon Bedroom).
  - The shut-offs for the outdoor shower, rinse sink, and hose are inside the Kitty Hawk bathroom vanity, Northside, on the Middle Floor.
  - The MAIN water shut-off is located on the exterior Southside of the house (outside wall of the Game Room on the Ground Floor) and the valve is in the ground under the electrical meter.
- Circuit Breaker Panel: Located on the North wall of the Southern Shores Bedroom (Middle Floor, behind the bedroom door); see the panel layout under "Tab G: Circuit Breaker Panel Layout".
- Windows and Doors: Some windows have safety locks and all sliders have foot locks. Most have Ecobee sensors that should NOT be removed.
- Fire Extinguishers: Under the Kitchen Sink, in Hallway (Middle Floor), in Laundry Room (Ground Floor), in vanity of the Game Room's Bathroom (Ground Floor), and in the outside breakaway case attached to the middle deck stairs near the Charcoal Grill.
- There is a NOAA Emergency Alert Radio located on the right bookcase shelf in the Living Room. The radio is designed to alert guests of weather warnings, watches, and advisories.
- A bin of general and emergency supplies, along with a First Aid Kit, can be found on the shelf in the Laundry Room on the Ground Floor.
- See "Tab S: Storm Preparations" for severe weather, a checklist, emergency contacts, and re-entry.
- NOTE: FedEx, UPS, and DHL will deliver to this property, **but the U.S. Postal Service is not guaranteed!**



<https://beachtopia.us>



[Facebook Page](#)

# Welcome Guide



The most current version of this *Welcome Guide*, including the Tabs, can be found on our website at <https://beachtopia.us>. Please refer to the AS OF date referenced in the footer.

## Table of Contents

Quick References (see our Top 10 references in the front of the hardcopy *Welcome Binder* and posted on the Kitchen and Game Room Refrigerators).

- Introduction
  - Our Story
  - *Beach-Topia's* Website
- Activities & Attractions
- Airport Shuttles & Taxi Cabs
- Alcohol & Liquor
- Arrival, During, & Departure Checklists
- Baby & Children Gear
- Beach Access, Conditions, & Locations
- Beach Gear
- *Beach-Topia* Brochures
- Bedrooms
- Binoculars
- Broken Items, Damages, & Maintenance
- Bucket List
- Calendars
- Ceiling Fans
- Circuit Breaker Panel
- Cleaning Supplies & Equipment
- Community Amenities
- DVD Players & DVDs
- Eco-Friendly 
- Emergencies & Points of Contact
- Fire Extinguishers
- Fireplace
- Fitness Center
- Floorplans
- Flyswatters
- Games, Media, & Toys
- Game Room
- Garbage Disposal
- Grill

- Groceries
- Hairdryer
- HVAC (heating, ventilation, and air conditioning)
- Hot Tub (Spa)
- Housekeeping Footlocker
- Ice
- Irons & Ironing Board
- Internet (Wi-Fi)
- Key Hanger
- Keyless Entry
- Kitchen (contents & layout)
- Laundry
- Library of Books
- Light Pollution
- Linens
- Lost & Found
- Medical (see “Emergencies & Points of Contact”)
- Owner’s Closets & Storage
- Pests (ants & midges)
- Playground
- Pool
- Recycling (see “Trash & Recycling Service”)
- Rental Equipment (see “Beach Gear”)
- Renter’s Packet
- Rooms
- Smoking Policy
- Sports Courts
- Storm Preparations
- Surveys (see “Introduction”)
- Swimming Pools (community)
- Telephone Service
- Televisions
- Thermometers
- Thermostats (see “HVAC (heating, ventilation and air conditioning)”)
- Three-Season Room
- Tide Clocks



- Trash & Recycling Service
- Troubleshooting
- Turtles
- Twiddy Property Manager
- User Manuals
- Water (Drinking Water, Hot Water Heater)
- Website
- Weddings & Special Events
- *Where Are You From?*
- *Why Beach-Topia?*
- Wi-Fi
- Conclusion

**TABS:**

- A. Contacts
- B. Welcome Guide (this document)
- C. Instructions for Internet, Wi-Fi, Telephones, & Smart TV/Apps
- D. Rooms (Floorplans & Features)
- E. Sample Twiddy Vacation Rental Agreement
- F. Arrival, During, & Departure Checklists
- G. Circuit Breaker Panel Layout
- H. Community Amenities & Map
- I. List of DVDs
- J. Games, Media, & Toys
- K. Kitchen Inventory
- L. Library of Books
- M. Thermostat (Ecobee) Instructions
- O. Light Pollution Brochure
- P. Game Room Table Instructions
- Q. Airport Shuttles & Taxi Cabs
- R. Bucket List
- S. Storm Preparations
- T. N.E.S.T. (Network for Endangered Sea Turtles)
- U. Kitchen Layout
- W. Website
- Y. *Why Beach-Topia?*
- Z. User Manuals

## Introduction

**Welcome to Beach-Topia!** We hope you have tons of fun, sun, and relaxation! *Beach-Topia* has all the comforts of home. We take pride in offering the amenities, furnishings, and equipment you would expect for a vacation home. If there's anything missing, broken, or you want to suggest something, please use the "Contact Us" feature on our website at <https://beachtopia.us> for consideration.



If you're looking for a particular topic, you may want to download this *Welcome Guide*, including the Tabs, from our website (under the "Downloads for Guests" section) and conduct a search (e.g., use "Control-F" to find based on a keyword).


**Our Story:** We live in Washington, DC, and wanted to expand our investments to the OBX (the Outer Banks).

So instead of staying in DC for the 2021 Presidential Inauguration, we packed our bags and headed to the OBX. Since it was off-season, we rented a beach house (from Twiddy, to check them out), contacted a realtor, and looked at twenty properties. We narrowed our selection to *Beach-Topia* in The Villages at Ocean Hill in Corolla, NC.

We immediately made an offer and after some back-and-forth, the seller accepted. After all of the inspections and due diligence, there are no termites, no issue with the survey, but the property needed work. As in any real estate purchase, the inspections resulted in immediate, short-term, and long-term needs. It was a scramble to solicit quotes, schedule repairs, contend with COVID-19, and devise a plan, all before the 2021 peak season for beach house rentals.

From the time we returned home, after ratifying the contract, we immediately started preparations. We already knew what items the house desperately needed, nice to haves, and before you knew it, a 16' rental truck was needed.

To view a comprehensive list, download *Beach-Topia Enhancements* posted under the "Downloads for Guests" section on our website at <http://beachtopia.us>.

Time was running out from purchasing *Beach-Topia*, prepping it for the upcoming season, obtaining estimates, and realistically doing repairs and enhancements while not disrupting any guest bookings. We closed on March 1<sup>st</sup> and arranged to stay at the house for the entire month in order to conduct repairs/enhancements, deep clean, and prepare for the 2021 rental season. Thanks to family and friends who helped us out! Some of our efforts will help save water, energy, and natural resources, while reducing the carbon footprint (see the "Eco-Friendly" section showing the  icon).

After your vacation, Twiddy will send you a survey about your stay and the overall condition of the house. **We will also send you a survey of our own!** We will seriously review all feedback and consider any suggestions. Due to high volume of the season, Twiddy may take a few weeks to inform us of your survey results and/or post on the Twiddy listing.

***Beach-Topia's Website*** (<https://beachtopia.us>): Our intent is to provide a thorough one-stop-shop of information (maybe too much). The website provides the following (same list from "TAB W: Website"):

- A QR Code that you can use your camera to go directly to our listing on Twiddy’s website (or click on the **Book Now** button).
- A scrolling banner on the number of weeks *Beach-Topia* is available or other newsworthy announcements, followed by “Welcome to Beach-Topia”.
- Season Updates: To inform guests of any changes impacting the forthcoming season.
- What’s New or Coming Soon: A section to inform guests on what’s new or coming soon.
- Mid-Currituck Bridge Update: A section on any updates to the proposed Mid-Currituck Bridge.
- Beach Parking Permits (for the 4x4 beaches): Information about beach parking permits.
- Facebook: A QR Code that you can use your camera to go directly to our Facebook page. Use our Facebook page to check-in, post reviews, add comments, questions, or photos.
- Photo Gallery: A gallery of house photos. It is faster of us to update the photos on our website than the Twiddy listing.
- About *Beach-Topia*: Columns of information on Rooms, Amenities, Availability & Rates, Kitchen, What’s NOT Included, and What Else Is There.
- Awesome Photos (taken within steps of *Beach-Topia*): Other photos submitted by guests, showing sunrises, sunsets, local habitat, beaches, and more.
- Local Information: Click on to find out more about Community Amenities, Local Attractions, The OBX, and Currituck Visitor Guides.
- Shopping, Restaurants, Activities, and More: Click on to find out more about Shopping, Restaurants, Activities, Boating, Churches, and Medical Services.
- Twiddy: Another section for visitors to click and reserve *Beach-Topia*.
- About KAPmins Holdings: A short introduction by Jeff & Rob, owners of KAPmins Holdings LLC.
- Downloads for Guests: Guests can download the following: a Beach-Topia Brochure, Floorplans, List of Enhancements, a full copy of the Welcome Binder, Kitchen Inventory & Layout, Vacation Planner, Suggested Packing List, a copy of The Villages at Ocean Hill Community Information and Map brochure, a Currituck Corolla Map, a Bucket List, and Calendars.
- Past Guest Reviews: Snippets from past guest reviews. Additional reviews can be found on our Twiddy listing at <https://www.twiddy.com/outer-banks/corolla/villagesocean-hill/rentals/beachtopia/>.
- Contact Us: A section for guests to contact us for any questions, comments, and submit photos.

Please check the website for any updates, including the most current *Welcome Binder* (which includes the *Welcome Guide* and all of the Tabs). An “Updated” date stamp appears in the bottom right-hand corner of the website.

Please contact Twiddy for any questions, issues, or broken items during your stay. Twiddy provides office coverage daily and has after-hours coverage during the peak season.

## Topics

The rest of this *Welcome Guide* will cover the topics from the Table of Contents in alphabetical order.

### Activities & Attractions:

- See “TAB H: Community Amenities & Map” to see what’s offered within The Villages at Ocean Hill (the community).
- See our website at <https://beachtopia.us> for various pages and links to activities and attractions.
- See “TAB R: Bucket List” for things to do in Corolla and in the OBX.
- We have assembled a variety of local periodicals, flyers, brochures, maps, and coupons; all located within a basket in the left bookcase cabinet in the Living Room on the top floor.
  - Help yourselves and feel free to drop-off others that may be of interest to other guests.

### Airport Shuttles & Taxi Cabs:

- See “TAB Q: Airport Shuttles & Taxi Cabs” for a list of providers servicing the Corolla area and Norfolk Airport. The list is provided by Currituck County’s Visitor’s Center and is subject to change. Please make reservations in advanced for any airport transportation.

### Alcohol & Liquor:

- *Drink Responsibly!*
- Liquor can be bought from North Carolina’s ABC Stores (<https://abc.nc.gov/Search/ABCStoreLocator>).
  - The nearest store is next to the Currituck County Visitor Center in Corolla and a closer store is presently under construction in Corolla.
- Beer and wine may be purchased at the Food Lion or Harris Teeter grocery stores.
- Beverages of all sorts, including liquor, may be taken and consumed on the beach.
  - Please be mindful to collect and dispose of any trash.
- Absolutely no glass at *Beach-Topia*’s pool, pool deck, or hot tub!
- Trash service includes recyclables; please use the “green” trash cans with “yellow” lids for all recyclables.

### Arrival, During, & Departure Checklists:

- Please review “TAB F: Arrival, During, & Departure Checklists”.
- A copy is posted on the left-side of the top-freezer refrigerator in the Kitchen on the top floor and on the left-side of the refrigerator in the Game Room on the ground floor.

### Baby & Children Gear:

- Due to liability concerns from our property management company, Twiddy, we do not supply gear for babies and children (e.g., high chairs, booster seats, stair gates, or play pens).
  - You can rent such equipment from “Just For The Beach Rentals” at 1-866-OBX-RENT or <https://justforthebeach.com>; they are located at 520 B Old Stoney Rd, Corolla, near the Visitor’s Center, and offers online reservations.
- If you will be brining and using a baby gate for any of the stairwell entrances:
  - The measurements are as follows, but may vary due to gate placement:
    - Ground floor (from stairs between ground and middle floors): 41-42”
    - Top floor (from stairs between middle and top floors): 42-43”
  - Please also consider the gate height when selecting your gate. There is a custom wood handrail on one side of the lower stairwells (ground to middle floors) that sits

approximately 33" off the ground floor and approximately 27.5" off the steps. The railing is approximately 4" tall and thick, constructed of 2"x4" lumber, which could help or hinder gate installation depending on gate design.

### **Beach Access, Conditions, & Locations:**

- Specific to *Beach-Topia*:
  - The house is next to the VOH (The Villages at Ocean Hill) community's "Tasman" beach parking lot and beach access path. The parking lot is *strictly* for VOH members only, requires a parking permit, no overnight parking, and patrolled by the Sheriff.
  - Next to the North/Left Carport is a private path on the property that connects to the "Tasman" parking lot and beach access path. The path crosses over the Ocean Hill Property Owners Association, the neighboring community. Ocean Hill is responsible for maintaining the beach path from the street through the dunes. An agreement exists between VOH and Ocean Hill to allow owners and guests to use this path for accessing the beach.
  - Driving on the Ocean Hill property, picking up and dropping off at the beach access, and parking on their streets is prohibited; Ocean Hill routinely enforces these rules.
  
- Currituck County Public Beach Access:
  - Off of NC 12 (Ocean Trail) on Corolla Village Rd, is a large public beach access that offers the following:
    - Free Public Parking
    - Elevated Ramp to the Beach
    - Restroom/Shower Facilities
    - Air Up/Down for 4x4 Driving (where allowed)
    - And is ADA (Americans with Disabilities Act) Accessible
    - Directly across the street on the soundside is the Corolla Park, which has a playground
  - Guests may use this beach access if arriving too early to check into *Beach-Topia*
  
- Conditions:
  - There are several Weather Apps you can download and monitor for weather conditions.
    - The closest real-time conditions and weather can be found online at <https://currituck.weatherstem.com/corollafire>.
  - Go to the following for Currituck County's Beach Safety Rules & Tips: <https://www.visitcurrituck.com/places/beach-safety-rules-tips/>.
  - Lifeguards are typically on duty during peak season (Memorial Day - Labor Day) from 9:30am – 5:30pm (ET) daily. There are lifeguard stations along the beach and roving patrols.
  - Monitor flags flown at many of the beach access points on conditions.
  - General hurricane information from Currituck County can be found at <https://www.visitcurrituck.com/visitor-info/emergency-information/>.
  
- Overall, go to [www.SafeCorolla.com](http://www.SafeCorolla.com) (a Currituck County website) that covers:
  - Beach Conditions
  - Ocean & Rip Current Safety
  - Corolla Beach Rescue
  - Public Beach Access Locations
  - Lightning, Sand Holes, and more

### **Beach Gear:**

- For beach gear rentals, see “TAB H: Community Amenities & Map”.
  - The Villages at Ocean Hill (VOH) has an exclusive contract with Corolla Beach Rentals to provide cabana services and other beach gear rentals at competitive pricing from Memorial Day Weekend through Labor Day Weekend. The vendor is staged at the oceanfront beach access (see “F” on the Community Map under “TAB H” for location). For more information about their rentals, pricing, and to make online reservations, go to their VOH website at [www.vohbeachrentals.com](http://www.vohbeachrentals.com).
  - In addition, you can rent linens, beach gear, bikes, baby equipment, boogie boards, other water sports equipment, and more from “Just For The Beach Rentals” at 1-866-OBX-RENT or <https://justforthebeach.com>; they are located at 520 B Old Stoney Rd, Corolla, near the Visitor’s Center, and offers online reservations.
- For available games and beach gear at *Beach-Topia*, see “TAB J: Games, Media, & Toys”.
  - NOTE: *Beach-Topia*’s Pool and deck furniture **must** remain on the property at all times!
- There is an outdoor storage bin in the North/Left Carport where beach gear is stored.
- There is also an outdoor hot/cold shower, hose, and rinse sink where you can rinse off the gear before storing (under the North/left carport).
- Beach chair shelves can be found along the Northside of the carport.
- Please rinse off beach chairs, toys, etc.; salt erodes any metals.

### **Beach-Topia Brochures:**

- There are copies of brochures located in the inside pocket of the *Welcome Binder* and brochure stand on the left bookcase in the Living Room. Feel free to take one to pass along. The brochure is also available on our website at <https://beachtopia.us>.

### **Bedrooms:**

- See “TAB D: Rooms (Floorplans & Features)” to learn more about all bedrooms and other features of the property.
- All beds have full-zip protective covers on the top mattresses and pillows.
- Each bedroom closet has a storage bag for linens (e.g., bedspreads and blankets when not on the bed), along with a hamper/luggage rack.
- All bedrooms have a small desk and a guest chair. Guest chairs can be used as extra dining chairs.

### **Binoculars:**

- There are 2 binoculars on the right bookcase shelves in the Living Room on the top floor.
- Feel free to use for bird watching, looking for dolphins, etc., but please return for other guests.

### **Broken Items, Damages, & Maintenance:**

- Please contact Twiddy for any broken items, damages, or maintenance issues.
- Each rental lease includes a guest service fee that covers accidental guest damages and maintenance (limits apply). Please contact Twiddy directly for any such occurrences.

### **Bucket List:**

- A suggested checklist of things to see and do during your visit.
- See “TAB R: Bucket List”. Copies are inserted in the rear pocket of the *Welcome Binder* for guest use.

**Calendars:**

- Copies of current and future calendars can be found at the rear of the *Welcome Binder* and posted to the “Downloads for Guests” section on our website at <https://beachtopia.us>.
- These calendars may help you plan your next beach house vacation (at *Beach-Topia* of course)!

**Ceiling Fans:**

- All bedrooms have ceiling fans with lights. The bedroom light switch must be “on” to operate.
- The Living Room on the top floor has a vaulted ceiling fan. The switch to turn it on/off is on the left-hand side of the fireplace on the bookcase wall. Use the pull chains to adjust speed and turn on/off lights.
- The 3-Season Room on the top deck has an outdoor ceiling fan with light; the wall control is to the left of the baker’s rack in the dining area. The switch must be “on” to operate the fan and light. The light is dimmable by holding down the light button.
- The Front Porch fans (both lights and fans) operate by pull chains.
- All ceiling fans are Energy Star rated.
- Extra light bulbs for the ceiling fans and bedroom lamps are provided in the Emergency Supply bin on the shelf in the Laundry Room on the ground floor.

**Circuit Breaker Panel:**

- See “TAB G: Circuit Breaker Panel Layout”.
- All receptacle and light switch plates have the breaker number written on the backside.
- The Circuit Breaker Panel is located behind the Southern Shores Bedroom door on the middle floor. A copy of the layout is taped inside the panel door.
- NOTE: Some exterior receptacles may trip if pulling too much power; they are labeled.

**Cleaning Supplies & Equipment:**

- You should receive start-up cleaning supplies from the Twiddy Vacation Starter Kit upon your arrival; our “Welcome Package” for guests. Availability and contents are subject to change.
- Basic cleaning equipment (e.g., broom, dustpan, mop, 2-step ladder, vacuum, and bucket) are stored in the Cleaning Closet on the ground floor (under the stairs across from the Laundry Room).
- Other vacuums are located on the top floor and middle floor.

**Community Amenities:**

- *Beach-Topia* is located in The Villages at Ocean Hill (VOH), “*Where the road ends and the fun begins!*”.
- See “TAB H: Community Amenities & Map”.
- Some VOH amenities (e.g., tennis/pickleball courts and fitness center) are available for a nominal fee.

**DVD Players & DVDs:**

- See “Televisions” and “TAB I: List of DVDs”.

**Eco-Friendly:** 

- There are several eco-friendly efforts throughout the house. To name a few:
  - Dimmer Switches & Receptacles
  - Ecobee Thermostats, Monitors, and Sensors
  - Energy Star Appliances & Ceiling Fans

- On-Demand Tankless Hot Water Heater
- “HE” (High-Efficiency) Clothes Washer
- LED Light Bulbs
- Trash Cans for Recyclables
- Water-Saving Showerheads
- Window Treatments
- Windows & Doors (some windows have safety locks and all sliders have foot locks)

### **Emergencies & Points of Contact:**

- **For emergencies, call 9-1-1.**
- See “TAB A: Contacts” for a list of emergency and service contacts; includes information on clinics, urgent care, and nearest hospital.
- See “TAB D: Rooms (Floorplans & Features)” for emergency shut-offs, exits, and routes.
- A bin of general and emergency supplies, along with a First Aid Kit, can be found on the shelf in the Laundry Room on the ground floor.
- A small LED flashlight is stored in the drawers above the trash cabinet in the Kitchen area.
- See “Fire Extinguishers” below for locations.
- There is a NOAA Emergency Alert Radio located on the right bookcase shelf in the Living Room. The radio is designed to alert guests of weather warnings, watches, and advisories.
- A copy of each floorplan appears on the back of the TV instructions in each bedroom, which also identifies emergency exits.

### **Fire Extinguishers:**

- Locations:
  - Under the Kitchen Sink
  - Installed on wall in hall way of the middle floor
  - Installed on wall in the Laundry Room
  - Inside the vanity of the Game Room’s Bathroom
  - Installed in outdoor breakaway case near the Charcoal Grill
- Locations are also identified on all floorplans.

### **Fireplace:**

- The fireplace is out of service and is not available.

### **Fitness Center:**

- See “TAB H: Community Amenities & Map”.
- The Fitness Center offers showers, lockers, and tons of exercise equipment.
- Guests (16 years old or older) may use the center for a nominal fee during their stay.
- See the VOH Fitness Center webpage (<https://villagesatocceanhillcorolla.com/fitness-activity/>) for a list of equipment and amenities, fees, hours, and scheduling an online appointment.

### **Floorplans:**

- See “TAB D: Rooms (Floorplans & Features)” ; a full-size floorplan for each floor is also inserted behind this tab in the *Welcome Binder*.
- Floorplans identify the following: approximate measurements, emergency exits, bedroom names and location, decks, smoke/CO detectors, location of fire extinguishers, thermostats, size and location of HVAC filters, shut-off valves, and other accessories.



- A copy of the floorplans appears on the back of “TAB C: Instructions for Internet, Wi-Fi, Telephones, & Smart TV/Apps” in all bedrooms to show emergency exits.

### **Flyswatters:**

- Flyswatters are hanging on the left-side of the top-freezer refrigerator in the Kitchen on the top floor and the left-side of the top-freezer refrigerator in the Game Room on the ground floor.

### **Games, Media, & Toys:**

- See “TAB J: Games, Media, & Toys” for a full list and their location.
- Please return games (and all of their pieces) back to their location for other guests to enjoy.

### **Game Room:**

- Contains a half-bath, side table with microwave, queen sleeper sofa, top-freezer refrigerator with an ice maker, bookcase for games, wardrobe cabinet to hang clothes and queen bed linens (e.g., bedspread, blanket, and two standard pillows for the Queen Sleeper Sofa), ceiling fan and recessed ceiling lights, luxury vinyl flooring, “Where Are You From?” bulletin board, a dry-erase magnetic white board, extendable game table with chairs (see “TAB P” below; copy posted on left side of refrigerator), tv console, Samsung Smart TV, Atari Game System, Blu-Ray DVD Player, folding game chairs, coffee table, area rug, beach-themed art work throughout, two East-facing windows with black out curtains, telephone, and an exterior door to the South-side of the house and access to pool deck and tiki bar.
  - NOTE: A phone is located in the Game Room due to state and country regulations requiring a phone to be located near the pool and hot tub for emergencies.
- See “TAB P: Game Room Table Instructions” on how to open/close the built-in extension leaf; a copy hangs on the left side of the refrigerator in the Game Room.

### **Garbage Disposal:**

- Installed under the Kitchen sink. The power wall switch is located to the right of the sink.
- To prevent clogging, please avoid disposing of starchy foods/peels, grease, coffee grounds, etc.
- We suggest using a food can to collect any grease and dispose in the trash upon departure.
  - A grease collection bin is provided under the sink.

### **Grill:**

- A charcoal grill is located outside on the South/Right side of the property.
- Charcoal can be purchased from any of the local grocery and hardware stores.
- A charcoal ash disposal can and shovel is provided near the grill. Please dispose of ash and debris appropriately. Also, please dispose of ash when the can is full.
- A fire extinguisher is located outside in a protective breakable case towards the bottom of the deck stairs on the South/Right side of the property near the grill.
- Due to frequent changes in winds and climate, never leave the grill unattended.
- A charcoal grill cover is provided; please cover after the grill has cooled.
- An electric grill/griddle can be found in the Kitchen.
- Grill BBQ utensils can be found in the Kitchen drawers.
- A grill cleaning tool (scraper and brush) is near the grill outside.
- Please clean off the grill for other guests to enjoy.

## **Groceries:**

- There is a Food Lion grocery store at 805 Ocean Trail, Phone# (252) 453-4544, opened daily from 7:00am – 10:00pm (ET), approximately 5 miles South of the house; the nearest grocery store.
  - For Food Lion’s MVP loyalty and savings program, you can use *Beach-Topia*’s house phone number (252-597-1037) or MVP# 469386310521.
- There is a Harris Teeter grocery store at 601 Currituck Clubhouse Dr, The Shops at the Currituck Club, Phone# (252) 453-0153, opened daily from 7:00am – 10:00pm (ET), approximately 6.5 miles South of the house; this location has a Starbucks.
  - For Harris Teeter’s VIC (Very Important Customer) loyalty and savings program, you can use *Beach-Topia*’s house phone number (252-597-1037) or VIC# 409963034617.
- NOTE: The local grocery stores DO NOT offer on-line ordering of “general groceries” for pick-up or delivery. Harris Teeter offers an on-line ordering for special occasions (e.g., cakes, platters, and/or fruit baskets) and limited skip-the-line deli items (e.g., chicken wings). Hours of operation may vary due to staffing coverage and season.

## **Hairdryer:**

- All bathrooms have a hairdryer stored in a bag and/or tote inside the vanity cabinet.

## **HVAC (heating, ventilation, and air conditioning):**

- The house has two HVAC zones and uses Ecobee thermostats, monitors, & sensors throughout.
  - The entire HVAC system was replaced with higher efficiency air handlers and compressors in the Fall of 2021. In addition, a UV Light System was installed.
  - Ecobee monitors and sensors are installed on each floor, all sliders, all exterior doors, and several windows. These monitor humidity and significant changes in temperature. The sensors will adjust the air conditioning and heating automatically; please keep all sliders closed for optimal comfort.
  - Do NOT remove any of the sensors. Any tampering or removal of sensors is a breach of contract, resulting in immediate eviction without any refund of rent.
    - NOTE: Any window/door having a sensor and left open longer than 5 minutes will cause the HVAC system to shut down. Please conserve energy at all times.
  - The thermostats are designed to automatically adjust for sudden increases in humidity.
  - For your comfort and less strain on the HVAC, please keep all windows and doors closed when using the air conditioning.
  - The systems may reset to defrost during high demand; please be patient.
  - Ceiling fans are provided in all Bedrooms, Living Room, 3-Season Room, and Game Room; see “Ceiling Fans” for additional information.
  - Please see the instructions for operating the thermostats under “TAB M: Thermostat (Ecobee) Instructions”.
  - All HVAC filters are replaced monthly, by Twiddy’s vendor, during peak season.

## **Hot Tub (Spa):**

- See “Pool” for information about the house swimming pool.
- The Hot Tub features include LED lights, lit coasters, a waterfall, 2 different jet levels, and seats 8.
- The jets and motors are designed to automatically shut off after approximately 30 minutes to cool down; which is also the recommended amount of time to use the hot tub.
- The hot tub has an automatic maintenance cycle and temperature default.

- Please read the *Hot Tub Safety Rules* posted on the pool deck for the hot tub.
- No glassware or smoking in or near the hot tub.
- No lifeguard is on duty. Children should NEVER be left unattended. Adults should not swim alone nor use the hot tub alone.
- The hot tub is serviced on Saturdays and mid-week.
- Keep the hot tub cover closed AND strapped down when not in use; high winds will blow the cover open, sand can blow into it, and cause damage to the heater and pumps.
- If you encounter a bio incident (e.g., diaper in the pool/hot tub), please contact Twiddy immediately to remediate.
- Please be mindful of any beverages, especially any beer/alcohol. Spilled beer in the hot tub will cause fermentation due to the hot water, making the hot tub water cloudy and clog the filters.
- The nearest house phone for any pool, hot tub, or outdoor emergency is located in the Game Room on the ground floor. **DIAL 9-1-1 for any emergency.**

### **Housekeeping Footlocker:**

- The housekeeping footlocker is located outside in the breezeway next to the dry entry.
- The footlocker is strictly used by the housekeeping service when changing over the property between guests.
- A color-coded zip tie is used to secure the footlocker; please do not tamper. Guests may be charged by Twiddy for any tampering.

### **Ice:**

- There are three refrigerators that provide four ice makers.
  - The stainless steel side-by-side refrigerator in the Kitchen has two ice makers (top and bottom), as well as an external water/ice dispenser, and the stainless steel top-freezer refrigerator in the Kitchen has an ice maker.
  - In addition, the white refrigerator in the Game Room (on the ground floor) has an ice maker.
- NOTE: During each changeover between guests, housekeeping will dispose of any ice for sanitary reasons. It may take a few hours for ice to accumulate.
- You can sign-up for daily ice delivery and a cooler rental from Corolla Ice at <https://www.corollaicedelivery.com>. Availability and pricing is subject to change.

### **Internet (Wi-Fi):**

- See the framed signs on each floor for the Network Name and Password for accessing the Wi-Fi throughout the house.
- See “TAB C: Instructions for Internet, Wi-Fi, Telephones, & Smart TV/Apps”.
- The higher speed service is provided by Spectrum.
- The Spectrum modem and router are located on the baker’s rack in the dining area on the top floor. Please do NOT tamper with the cables or plug in additional lines.
- Wi-Fi mesh extenders are located throughout the house; please do NOT unplug any units as they are screwed into the wall receptacles.
- NOTE: Due to high winds, inclement weather, and/or number of connected devices, service may be spotty.

### **Irons & Ironing Board:**

- An iron and ironing board are located in the Cleaning Closet on the ground floor.
- An extra iron is in the drawer of the Corolla Bathroom vanity on the top floor.

### **Key Hanger:**

- A key hanger is installed to the right of the front foyer door on the middle floor for guests to hang their car keys.
- This central location helps move any guest cars as needed throughout your stay.

### **Keyless Entry:**

- For your convenience and safety, we have installed a Kaba Keyless Entry System.
- Twiddy will inform you of the code to gain entry into the property.
- Codes change for each rental and are effective upon check-in and check-out times.
- There are separate codes for housekeeping, Twiddy, pool/hot tub contractors, etc.

### **Kitchen (contents & layout):**

- A ton of improvements have been made to the Kitchen. To see a full list of improvements, see our “Beach-Topia Enhancements” document posted under the “Downloads for Guests” section on our website at <https://beachtopia.us>.
- In addition, a comprehensive list of what is offered for the Kitchen can be found under “TAB K: Kitchen Inventory”. Please note the list may not be all inclusive and is subject to change. We cannot guarantee condition due to heavy and seasonal use.
- See “TAB U: Kitchen Layout” to identify where items are stored in cabinets, drawers, and the island; a copy is posted on the left side of the top-freezer refrigerator in the kitchen.
- The pipes are sensitive! Please do NOT pour grease or starchy foods in the kitchen sink; a grease bin is provided under the sink to use a food can to collect and dispose of in the trash.

### **Laundry:**

- A full-size clothes washer and dryer can be found in the Laundry Room on the ground floor.
- For the clothes washer, please only use “HE” [High Efficiency] Laundry Detergent.
- NOTE: Please be mindful in washing bulky items like towels, blankets, etc., to prevent any unbalancing or damage to the washer. You may need to separate into smaller loads of laundry.
- You may want to hang towels, swimsuits, bulky items, etc., on the clothes line on the middle deck to air dry.
- For the clothes dryer, **please empty the lint trap after EACH load.**
  - A lint bin is provided; use a grocery bag to collect and dispose of at the end of your stay.
- A bin of general and emergency supplies is located on the shelf in the Laundry Room.
- A First Aid Kit is located on the shelf in the Laundry Room.
- Basic cleaning equipment (e.g., broom, dustpan, mop, bucket, and vacuum), an iron (second iron in Corolla Bathroom) and ironing board, and roll-out laundry cart (for hanging and folding laundry) are stored in the Cleaning Closet directly across from the Laundry Room.

### **Library of Books:**

- See “TAB L: Library of Books” for a full listing of available books for all ages.
- The library is located on the bookcases in the Living Room on the top floor.
- Feel free to donate any books you would like us to add to the library and list.
- Please leave any books you may have used for other guests to enjoy!

**Light Pollution:**

- Yes, there is such a thing! Everyone is asked to turn off all exterior lights by 11pm (ET) to support the community's "Dark Sky" effort.
  - Bright lights attract midges and other bugs. For information on midges, go here: <https://www.southernshores.com/blog/everything-you-need-to-know-about-midges/>
- Light pollution can harm wildlife. See the International Dark-Sky Association's brochure about this at <https://www.darksky.org/light-pollution/wildlife/>.
- See more about this in "TAB O: Light Pollution Brochure".

**Linens:**

- Linens are provided for each rental and consists of (1) two bath, hand towel, and washcloth per sleeping capacity of advertised bedrooms, (2) one bath mat for each full bathroom, (3) one hand towel per half bath, and (4) two kitchen towels. All lines are white.
  - NOTE: "Beach" towels are **NOT** provided.
- A full-size clothes washer and dryer is available; you may use these to launder sheets and towels as needed.
- For those vacationing longer than one week, mid-stay cleaning and linen change services are available (once per week). These services are complimentary, but must be requested in advance. Please contact Twiddy to make any such arrangements.

**Lost & Found:**

- To report a lost item or to check on the status of your lost item from your stay, please contact Twiddy by sending an email to [lostandfound@twiddy.com](mailto:lostandfound@twiddy.com).
- Twiddy will make every attempt to try and recover any lost item on the property.
- If located, Twiddy will ship the item(s) for a minimum fee of \$25 via UPS. If the UPS shipping charge is more than \$25, the guest is responsible for paying the difference. Items not claimed within 10 calendar days will be donated to a charity.

**Medical:**

- See "Emergencies & Points of Contact" and refer to "TAB A: Contacts".

**Owner's Closets & Storage:**

- Locked owner's closets are located outside in the North/Left Carport and in the Corolla Bedroom that are strictly for owner's and Twiddy's use only and are to remain locked at all times.
- An owner's storage footlocker is located under the front porch stairs outside on the ground floor. This footlocker contains owner lawn and garden supplies, and is to remain locked at all times.
- Tampering of the owner closets and storage is a breach of contract and subject to immediate eviction without any refund of rent.

**Pests (ants & midges):**

- The property is under a pest exterminator contract where the interior and exterior are treated monthly during the peak season.
- The most common pests in the OBX are ants and midges.
  - For information on midges, go to <https://www.southernshores.com/blog/everything-you-need-to-know-about-midges/>

- Midges look like mosquitos but do not bite; however, they multiple very quickly, are very active early morning and late at night, are attracted to bright lights (see “Light Pollution”), and typically attract spiders.
- Midges are very common in the Outer Banks and vary by season.
- Please keep all counter and tables surfaces clean and clear to detract ants.
- To deter midges, keep exterior lights off at night and keep all screens closed.

**Playground:**

- See “TAB H: Community Amenities & Map”.

**Pool:**

- This section is specific to the house swimming pool.
- See “Hot Tub (Spa)” for information about the house hot tub.
- See “TAB H: Community Amenities & Map” for information about the community pools.
- Please read the pool signs posted on the pool deck for the pool.
- No glassware on/near the pool deck and pool.
- The light switch for the LED light *in the pool* is located on the pillar near the outdoor shower on the ground floor, near the pool; the switch is combined with an outdoor receptacle. Please turn off the light when not in use. Pool and deck lights will attract midges and other bugs.
- No lifeguard is on duty. Children should NEVER be left unattended. Adults should not swim alone nor use the hot tub alone.
- The pool is vacuumed and serviced on Saturdays and mid-week during peak season.
  - NOTE: Due to the proximity to the beach and winds, it is common for sand to blow into the pool.
- Keep the hot tub cover closed AND strapped down when not in use; high winds will blow the cover open, sand can blow into it, and cause damage to the heater and pumps.
- If you encounter a bio incident (e.g., diaper in the pool/hot tub), please contact Twiddy immediately to remediate.
- LED Rope Lighting under Middle Deck: Plug into outdoor receptacle on pillar near the outdoor shower, near the pool (same as the switch for the pool light). Keep unplugged when not in use. Pool and deck lights will attract midges and other bugs.
- The nearest house phone for any pool, hot tub, or outdoor emergency is located in the Game Room on the ground floor. **DIAL 9-1-1 for any emergency.**
- All house pool and deck furniture **must** remain on the property!
- There are outdoor receptacles throughout the pool deck (e.g., at the Tiki Bar, along the East wall of the house, and inside the pergola.

**Recycling:**

- See “Trash & Recycling Service”.

**Rental Equipment:**

- See “Beach Gear”.

**Renter’s Packet:**

- The VOH community provides property management companies (e.g., Twiddy) a packet to provide to their guests upon check-in.
- The packet contains the following:
  - The envelope provides instructions on the packet’s inserts.

- Guest Parking Lot Permit
  - NOTE: Guest Parking Permits are valid after 4pm (ET) on check-in date through 10am (ET) on check-out date. No overnight parking in community Lots. And no parking allowed on streets or shoulders; they Sheriff will ticket any violators.
- Concessions Card for beach rental equipment
- A color-copy of the VOH Community Information & Map brochure
- And an Introduction/Recreational Facilities Card to exchange for pool passes

**Rooms:**

- See “TAB D: Rooms (Floorplans & Features)”.

**Smoking Policy:**

- Absolutely no smoking inside the house, 3-Season Room, in the pool, or in/near the hot tub.
- Smoking is only allowed outside. Smoking towers are provided on the top and middle decks, front porch, carport breezeway, and pool deck. Please empty these towers as needed.
- Please be mindful of persistent winds and any dry weather as any sparks are dangerous.

**Sports Courts:**

- See “TAB H: Community Amenities & Map”.
- A community volleyball court is located across the street from the property and an additional court can be found at the sports complex, see the *Community Map*.
- Balls and racquets are available at the Fitness Center.
- Some community amenities (e.g., use of tennis/pickleball courts and the Fitness Center) are available for a nominal fee.

**Storm Preparations:**

- When inclement weather is approaching or is occurring, please refer to “TAB S: Storm Preparations”.
  - Includes general information for any storm preparations, guest checklist, Currituck County information, and re-entry information.
- There is a NOAA Emergency Alert Radio located on the right bookcase shelf in the Living Room on top floor. The radio is designed to alert guests of weather warnings, watches, and advisories; please keep radio plugged in and turned on.

**Surveys:**

- See “Introduction”.
- We welcome any and all feedback. Feel free to use the “Contact Us” feature on our website at <https://beachtopia.us> for any comments and/or submitting vacation photos.

**Swimming Pools (community):**

- See “TAB H: Community Amenities & Map”.
- The VOH Renter’s Packet is available from Twiddy. The Packet contains an Introduction/Recreational Facilities card to exchange for pool passes at either of the community pools or the Fitness Center.
  - If prompted, the house address is “1271 Windance Lane” or refer to “Lot# 141”.

**Telephone Service:**

- The telephone service provider is Spectrum.

- When dialing a number, use 1+(area code)+7-digit phone number; even for local calls.
- Service includes local, toll-free, and long-distance calls within the continental United States. Overseas calls are disabled.
- In cases of an emergency, please use the house phone to DIAL 9-1-1 to accurately identify the house location; the house is enrolled in E-911.
- There are 4 wireless phones throughout the property: (1) Corolla Bedroom (top floor), (2) Baker's Rack in the Dining Area (top floor), (3) Foyer (middle floor), and the (4) Game Room (ground floor).
  - NOTE: A phone is located in the Game Room (on the ground floor) due to state and country regulations requiring a phone to be located near the pool and hot tub.
- Caller ID has been blocked (when making outgoing calls) and the house phone number has been registered with the National Do Not Call Registry. To disable the Caller ID block when making a call, dial \*82 before the call, then 1+(area code)+7-digit phone number.
- All phones and charging bases have been labeled with the house phone number.
- See "TAB C: Instructions for Internet, Wi-Fi, Telephones, & Smart TV/Apps" for additional features.

### **Televisions:**

- See "TAB C: Instructions for Internet, Wi-Fi, Telephones, & Smart TV/Apps".
- The service provider for the internet, Wi-Fi, telephone, and TV apps is provided by Spectrum.
- All TVs are Samsung Smart TVs and stream Samsung Plus+ channels.
- TV instructions (along with a copy of the floorplans and emergency exits on the reverse) are posted in all Bedrooms, in the Living Room, and in the Game Room.
- A series of Apps are pre-installed; see "TAB C". You may log into an App using your personal account; however, please be sure to logout before departure.
- Service interruptions may occur during high winds, inclement weather, or based on the number of connected devices.
- There are two Blu Ray DVD Players: (1) in the Living Room (on the fireplace mantel) on the top floor, and (2) in the Game Room (on the TV console table) on the ground floor.
  - See "TAB I: List of DVDs". The DVD case is located inside the left bookcase cabinet in the Living Room on the top floor and includes a copy of the List of DVDs inside. Please use proper care when handling the DVDs and return to the case so that other guests may enjoy. A movie ratings guide appears on the list.

### **Thermometers:**

- An outdoor thermometer is installed under the middle deck, outside of the Game Room windows towards the Tiki Bar.
- Another outdoor thermometer and clock is installed on the house wall of the 3-Season Room on the top deck.

### **Thermostats:**

- See "HVAC (heating, ventilation and air conditioning)".

### **Three-Season Room:**

- This room, located on the top deck, provides windows, furniture, a ceiling fan with light, and two storm doors to access the decks.
- Due to high winds, each storm door has an additional locking door latch.
- Please open the slider windows slowly and carefully; they can easily come off the track.



- Close all windows and screen doors when raining and during storms.

### Tide Clocks:

- A tide clock can be found in the living room on the top floor, in the foyer on the middle floor, and in the game room on the ground floor.
- For the current tide charts, go to <https://www.twiddy.com/outer-banks/tide-charts/>.

### Trash & Recycling Service:

- The service provider for collections is Bay Disposal.
  - Trash and recycling is collected on Wednesdays and Saturdays during peak season (e.g., Memorial Day thru Labor Day), and on Wednesdays off-season.
    - Please roll trash cans out to the driveway curb (on the basketball goal side) the night before.
    - There are 4 brown trash cans (for solid waste) and 2 green recycling cans.
  - Please spread the cans apart as the trash is picked up by an automated arm. **All trash must fit into the cans and the lids must be able to close**; if not, trash will not be picked up. Closing the lids completely addresses any wildlife and heavy winds.
  - Do **NOT** pile excess trash *outside* of the cans as pick-up service is automated and will not be picked up!
  - Please roll-back the trash cans to the carport after pick-up.
- All bedrooms and bathrooms have a small trash can.
- The kitchen has 2 trash cans: (1) for regular solid waste trash, and (2) for recyclables. And are stored in a black cabinet with drawers on top underneath the middle window on the West-side.
- The Game Room has 2 trash cans: (1) for regular solid waste trash, and (2) for recyclables.
- There is also a plastic bag holder inside the kitchen sink cabinet to store any plastic bags.

### Troubleshooting:

- Please review this *Welcome Guide* and Tabs for general information and assistance.
- Twiddy offers solutions, resources, and information for common maintenance questions. Please visit their extensive “Troubleshooting Guide” webpage at <https://www.twiddy.com/outer-banks/guests/troubleshooting-guide/>.

### Turtles:

- See “TAB T: N.E.S.T. (Network for Endangered Sea Turtles)” on how you can help sea turtles on the Outer Banks, sea turtle facts, and how and when to call the N.E.S.T. Hotline.
- Related, see “TAB O: Light Pollution Brochure” on the impact light has on sea turtles.
- KAPmins Holdings makes a donation from some of the rentals proceeds each year.

### Twiddy Property Manager:

- See “TAB A: Contacts” for Twiddy’s contact information.
- The property is managed by Twiddy & Co. and has an office in Corolla and Duck.
- Please contact Twiddy directly for any questions/issues. Twiddy has after-hours coverage.
- Twiddy requires a variety of mandatory notices and stickers (e.g., stickers that address pools and hot tubs, arrival/departure instructions, trash service, etc.). Stickers are posted on slider doors and on the refrigerator in the Kitchen and in the Game Room.
- See “TAB E: Sample Twiddy Vacation Rental Agreement”. Refer to your actual rental agreement for current terms and conditions.

- We're interested to hear about your experience with Twiddy. Please reply to any surveys sent by Twiddy and/or us, and feel free to use the "Contact Us" feature on our website at <https://beachtopia.us>.

#### **User Manuals:**

- A variety of user manuals can be found in the accordion file folder located in the left bookcase cabinet in the Living Room.
- See "TAB Z: User Manuals" for a list of user manuals in the accordion file folder.
- Please return manual after use for the next guest.

#### **Water (Drinking Water, Hot Water Heater):**

- Drinking Water:
  - The water source is municipal water.
  - The stainless steel side-by-side refrigerator in the kitchen is filtered water.
- Hot Water Heater:
  - To help conserve water and resources, we have installed an on-demand tankless system.
  - The system is sized for the number of bedrooms. However, we advise running laundry and the dishwasher when guests are not showering.
  - The hot water system is located under the stairs in the back of the Cleaning Closet on the ground floor and vents outside in the carport breezeway.

#### **Website:**

- See "TAB W: Website" for a list of what you can find on *Beach-Topia's* website at <https://beachtopia.us> and also referenced in the "Introduction".

#### **Weddings & Special Events:**

- Twiddy can help arrange for weddings and special events. Go to the following to learn more: <https://www.twiddy.com/outer-banks/weddings/>.

#### ***Where Are You From?***

- A cork board with a map of the United States is located in the Game Room on the ground floor. Use the provided push pins to identify where you're from.

#### ***Why Beach-Topia?***

- See "TAB Y: *Why Beach-Topia?*" to see the value proposition on vacationing at *Beach-Topia*.

#### **Wi-Fi:**

- See "Internet (Wi-Fi)".

## Conclusion

We hope you enjoy your stay at *Beach-Topia*. You will receive a survey from Twiddy about your stay and we will send you a survey as well. And, of course, we welcome your feedback, good or bad.

Please send us any comments via the “Contact Us” feature on our website at <https://beachtopia.us>; you can also upload any vacation photos for us to consider adding to our website.

Twiddy will offer you a discount to make a reservation for next year, but you must make a deposit by December 31<sup>st</sup> to be eligible. We also opted in for a payment plan option; see our website for more.

We look forward to receiving your feedback and seeing how we can make your next visit even better!

Please review “TAB F: Arrival, During, & Departure Checklists” and be sure to check the property for your personal belongings (e.g., cell phone, swim suits, laundry, groceries, etc.) and logout from any personal Apps.

*Thanks, we look forward to “sea”ing you again!*

## TAB C: Instructions for Internet, Wi-Fi, Telephones, & Smart TVs/Apps

Check the *Beach-Topia* website at <https://beachtopia.us> for any updates.





**NOTE:** A copy of this Tab is posted in all Bedrooms, the Living Room, and the Game Room within hard plastic sleeves. Each TV's remote is labeled by room; *please* retain the remote and sleeve with their assigned room.

**INTERNET, WI-FI, & TELEPHONES:** The internet service provider is Spectrum. The modem/router is stored on the Top Floor in the rear corner of the dining area on the Baker's Rack and Wi-Fi extenders are installed on each floor; please do **not** unplug the modem/router or extenders; extenders are screwed into wall receptacles. The Wi-Fi has been upgraded to faster internet speed; however, due to weather changes and the number of connected devices, the service and speed may vary. The Wi-Fi network and password are displayed on each floor within a picture frame. Telephone service is also provided by Spectrum and includes free long distance calls within the continental United States, but no outgoing international calls. **You must dial "1+(area code)+(7-digit phone number)" to make outgoing calls (even for local calls). The house phone number is (252) 597-1037.**




**SMART TVs/APPS:** The following Apps have been pre-installed on all Samsung TVs throughout (listed in alphabetical order). You will need to log into your own personal account to use these; except for Samsung TV+ (Samsung's series of TV channels). All TVs are registered under Kapmins Holdings LLC and the Kapmins email address.

- Amazon Prime Video
- Freevee
- Netflix
- Peacock
- You Tube
- AMC +
- Hulu
- Pandora
- Plex
- You Tube TV
- Apple TV
- Max (HBO)
- Paramount +
- Samsung TV Plus
- Disney +
- Movies Anywhere
- PBS
- Vudu (Fandango)

**TV INSTRUCTIONS:** All Samsung TVs include "Samsung TV+" with its own list of channels and networks, which all TVs automatically default to. Follow the steps below for using the remote and Samsung TV+:

1. Locate the Samsung TV remote; all remotes are labeled for each room.	
2. Press the top left red "Power" button to turn TV on/off:	
3. Press the "Home" button in the center of the remote:	
4. Use the "Right Arrow" key to scroll to "Samsung TV+" or your preferred App:	
5. Press the "Select" button to select your option:	

For Samsung TV+ (after following the above steps):

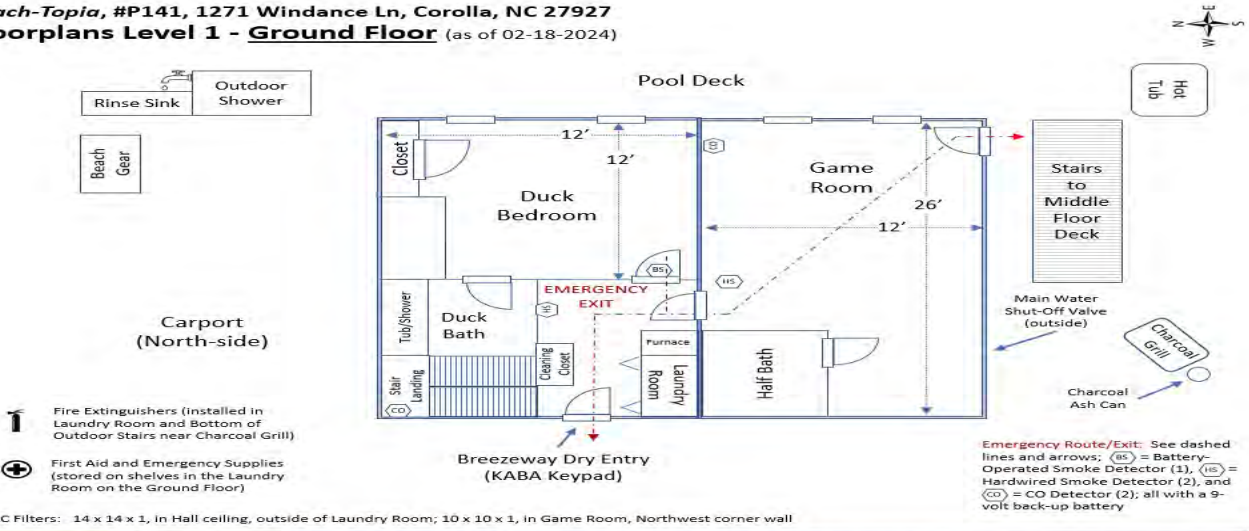
1) Press the "Guide" button to view the list of channels:	
2) Use the "Up/Down Arrow" buttons to highlight a channel:	
3) Press the "Select" button to select a channel:	

*Be sure to LOGOUT of any personal App logins before departing. Delays may occur based on internet bandwidth, number of connected devices, and weather conditions. If you encounter any delays, please wait a few moments and restart.*

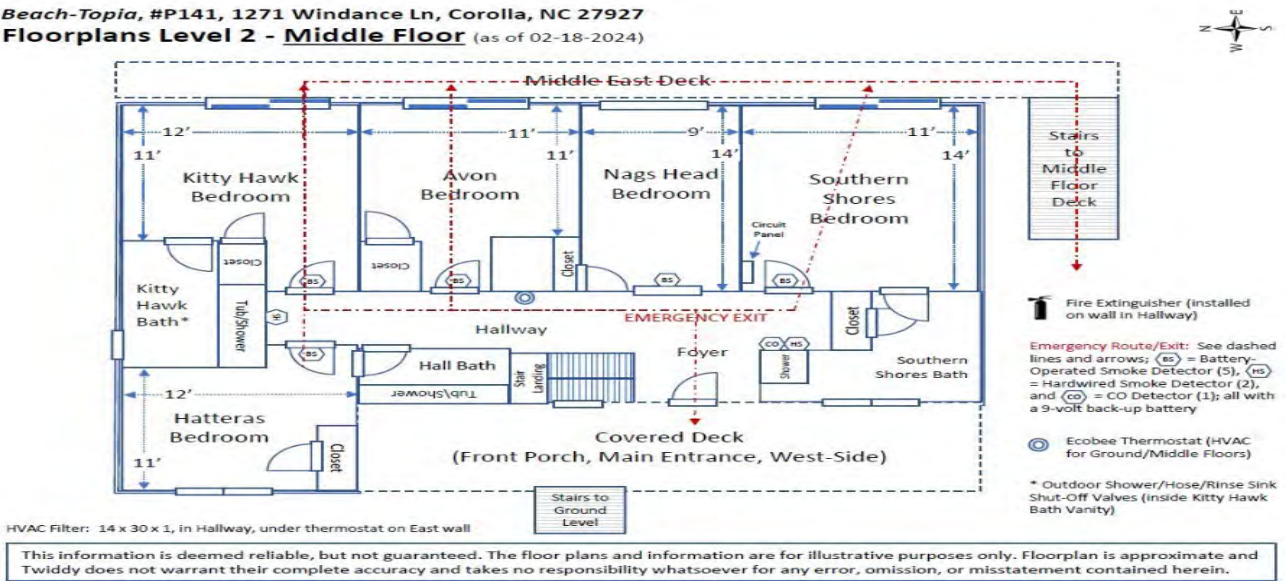
A copy of the house floorplans and emergency exits can be found on the reverse. 🏠

# FLOORPLANS AND EMERGENCY EXITS:

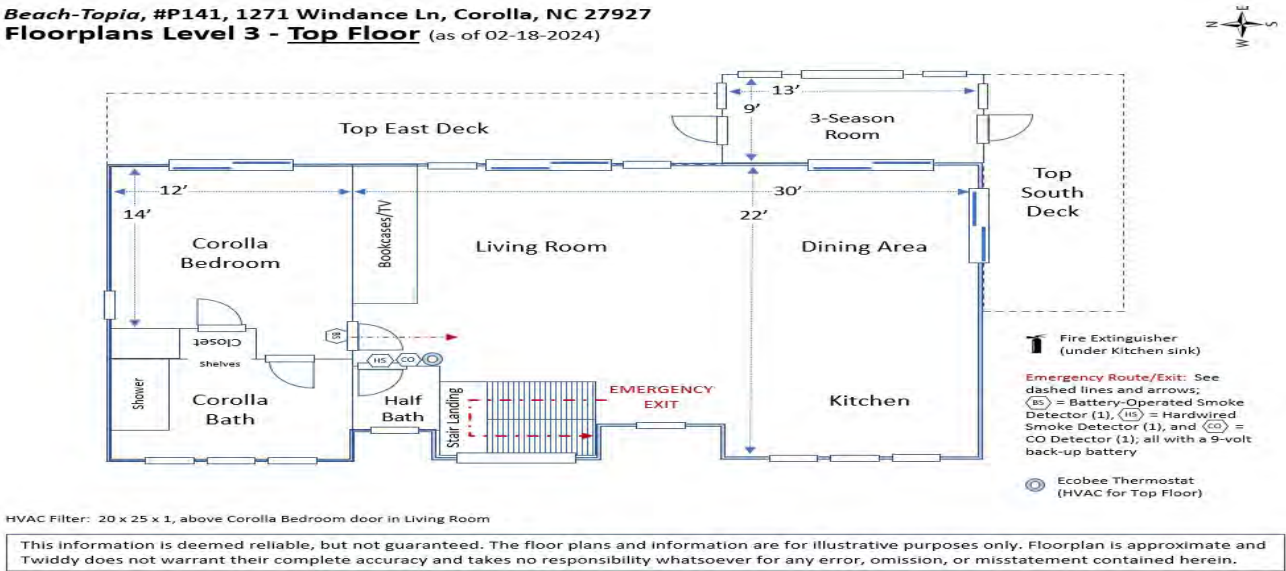
## Beach-Topia, #P141, 1271 Windance Ln, Corolla, NC 27927 Floorplans Level 1 - Ground Floor (as of 02-18-2024)



## Beach-Topia, #P141, 1271 Windance Ln, Corolla, NC 27927 Floorplans Level 2 - Middle Floor (as of 02-18-2024)



## Beach-Topia, #P141, 1271 Windance Ln, Corolla, NC 27927 Floorplans Level 3 - Top Floor (as of 02-18-2024)



## TAB D: Rooms (Floorplans & Features)

Check the *Beach-Topia* website at <https://beachtopia.us> for any updates.

Below is a list of all rooms to show their approximate layouts and features, followed by the floorplans; all subject to change. The floorplans show the emergency exits, shut-off valves, fire/safety equipment, and HVAC filters.

**BEDROOMS:** Twiddy defines a “MBR (Master)” as a “Master Bedroom (bedroom with a private bath)”. The house’s bedding can accommodate up to 20 people if all beds are at full capacity (including sleeper sofa in Game Room), with two people in the King/Queen/Full-sized beds. See table below outlining bed sizes, location, and features.

All bedrooms have the following: (1) pillows and mattresses in protective covers with a mattress pad; (2) dresser, (3) 1 or 2 nightstands with a touch lamp (with built-in receptacles and USB chargers); (4) a small desk with a guest chair; (5) mounted Smart TV (with room-labeled remote); (6) ceiling fan; (7) wall USB receptacles (near bed and/or dresser); (8) closet storage bag for bed blanket and bedspread; (9) luggage rack with built-in hamper (except the Nags Head Bedroom, which has a tall plastic hamper); (10) foldable hamper (in closet); (11) trash can; (12) mirrors; (13) closet with hangers; (14) exterior closet hanging bar; (15) projection alarm clock; (16) wall hooks; (17) blackout curtains with holdbacks (except Duck Bedroom), (18) door stoppers, (19) vinyl flooring; (20) bed headboards; (21) placard with bedroom name outside the door (named after an OBX town); and, (22) a copy of “TAB C: Instructions for Internet, Wi-Fi, Telephones, and Smart TVs/Apps” (within a hard plastic sleeve). See floorplans below for room location, approximate measurements, and emergency exits.

Bathrooms have (1) storage (e.g., vanity, medicine, and/or wall cabinet); (2) storage bin in vanity for make-up mirror and hair dryer; (3) toilet brush; (4) toilet plunger; (5) towel bars, hooks, and/or rings; (6) trash can; (7) exhaust fan; (8) lit and labeled switches; (9) mirror; and, (10) showers have glass doors and shower/tub combos have liners and curtains.

<b>Bedroom (Sleeps):</b>	<b>Floor:</b>	<b>Room Features:</b>	<b>Bathroom:</b>
#1 Corolla (2)	Top; North	King Mattress w/ Adjustable Bed, Large Dresser w/ Mirror, 2 Nightstands, Desk w/ Chair, Standard Closet, Single Window on Northwest side, Slider Door, Adjacent to Living Room, House Phone, ①	Large Ensuite Bath, Shower, Toilet, 3 Windows on Westside w/ Blinds, Iron, 66” Double Sink Vanity, Built-In Shelves, Bench, Chair, Clock
#2 Southern Shores (2)	Middle; South	King Mattress w/ Adjustable Bed, 2 Dressers w/ 2 Mirrors, 2 Nightstands, Desk w/ Chair, Large Closet (in Bathroom), Slider Door to Deck, Circuit Breaker Panel (behind bedroom door), Located above Game Room on Ground Floor, ②	Large Ensuite Bath, Shower, Toilet, 61” Double Sink Vanity, 2 Windows on Westside w/ Blinds (facing front porch), Bench, Clock
#3 Nags Head (2)	Middle, East	2 Twin Beds, Dresser, Mirror, Pocket Doors, Nightstand, Desk w/ Chair, Small Closet, 3 Windows on Eastside, Blackout Curtains (for both windows and pocket doors), Cubby Table	Shares Hall Bath
#4 Avon (2)	Middle, East	King Mattress w/ Adjustable Bed, Dresser w/ Mirror, 2 Nightstands, Desk w/ Chair, Standard Closet, Slider Door to Deck, ②	Shares Hall Bath
#5 Kitty Hawk (2)	Middle; North	King Mattress w/ Adjustable Bed, Large Dresser w/ Mirror, 2 Nightstands, Desk w/ Chair, Standard Closet, Slider Door to Deck, ②	Ensuite Bath w/ Shower/Tub Combo, Single Window on Northwest side w/ Blinds, 48” Single Sink Vanity, Clock
#6 Hatteras (6)	Middle; North	Twin Bunk Bed, Duo Bunk Bed [twin over full], Twin Trundle; Door to Hall Bath; Large Dresser; Oversized Closet; Desk w/ Chair; Nightstand, 2 Windows on Westside	Shares Hall Bath
#7 Duck (2)	Ground	King Mattress w/ Adjustable Bed, 2 Nightstands, Dresser, Mirror, Desk w/ Chair, 2 Windows on Eastside w/ Blinds, Oversized Closet, Adjacent to Game Room	Ensuite Bath w/ Shower/Tub Combo, 36” Single Sink Vanity

① = 4-Way Light Switch for *Top Deck* Lights on East wall; ② = 4-Way Light Switch for *Middle Deck* Lights on East wall

### OTHER ROOMS/AREAS:

<b>Name:</b>	<b>Floor:</b>	<b>Features:</b>
Carport: Breezeway	Ground	Dry Entry, KABA Keyless Entry System, Housekeeping Footlocker (for Twiddy’s housekeeping use only), Owner’s Deck Box (for Owner’s use only), Bike Hanging Hooks, Smoker’s Tower
Carport: Northside	Ground	Private Outdoor Hot/Cold Showers, Rinse Sink, Access to Pool, Outdoor Beach Gear Bin, Beach Chair Storage (along carport North wall), Cleats (for hanging towels), 4 Trash and 2 Recycling Cans
Cleaning Closet (under stairs)	Ground	Cleaning Equipment (e.g., Broom, Dustpan, Mop, Bucket, and vacuum cleaner), Roll-Out Laundry Cart, Iron & Ironing Board, 2-Step Ladder, On Demand Hot Water Heater

<i>Name:</i>	<i>Floor:</i>	<i>Features:</i>
Driveway/Front Porch	Ground	Basketball Goal, Path to Community Parking Lot and Beach Access, Parking, Community Volleyball Court across the parking lot, Stairs to Front Porch and Front Door, Front Porch (Swing Bench, Ceiling Fans, Deck Chairs with Side Tables, and a bench), Smoker's Tower, <i>Beach-Topia</i> Sign, Replica of the Currituck Lighthouse (a family photo opportunity)
Game Room	Ground	Entrance from Ground Floor Hall (outside of Duck Bedroom) or Exterior Door on Southside, Queen Sleeper Sofa, 2 Side Tables w/ Touch Lamps (with built-in receptacles and USB chargers), Large Mounted Smart TV w/ Sound Bar, Game Table and Chairs, Game Cabinet, Wardrobe Cabinet (stores pillows, bedspread, and blanket for sleeper sofa), Ceiling Fan, Refrigerator (with ice maker), Microwave, 2 Windows on Eastside, Blackout Curtains, Bulletin/Score Board, Trash Can Cabinet, Console Table (with Atari Game System and Blu Ray DVD Player), Coffee Table, Wall Hooks, <i>Where Are You From</i> Map
Game Room Half Bath	Ground	30" Vanity (with Fire Extinguisher), Over Toilet Storage, Mirrored Medicine Cabinet
Laundry Room	Ground	Clothes Washer/Dryer (behind bi-fold doors); Emergency Supply Bin, First Aid Kit, and Lint Bin on shelving, Fire Extinguisher
South/Right Side Outdoors	Ground	Sidewalk and Gate to Pool Deck, Charcoal Covered Grill (with table and ash can), Middle Deck Stairs, Exterior Entrance to Game Room, Main Water Shut-Off (in ground, below electrical meter)
Exterior Deck	Middle	Accessed via Eastside Bedroom Sliders (e.g., Southern Shores, Avon, and Kitty Hawk) or outside Southside Stairs, Cleats (to hang a clothesline, towels, etc.), Deck Chairs with Side Tables, Roofing Under Middle Deck
Foyer	Middle	Coat Tree, Mirror, House Phone, Umbrellas, Wall Clock, Tide Clock, Hooks for Car Keys
Shared Full Bath	Middle	Shared with Hatteras, Avon, and Nags Head Bedrooms; Shower/Tub Combo, Enter from Hallway or Hatteras Bedroom, 30" Vanity, Over Toilet Storage, Mirrored Medicine Cabinet
Exterior Pool Deck	Outdoors	Extended Fenced Pool Deck, 14'x29' Chlorinated Pool, Pergola, Rope Swing, Outdoor Hot/Cold Shower and Foot Rinse, Net/Hook Poles (for pool), Chairs, Side Tables, Lounge Chairs, Picnic Table, Hot Tub, Smoker's Tower, Separate Pool Deck Lights (light switch in SW corner, under Middle Deck, near Tiki Bar), Cleats (for hanging towels), Tiki Bar (with stools, shelves, and roofing), Outdoor Receptacles (house wall, North wall of pool deck, & Tiki Bar), Rope Lighting (under middle deck), Pool Light Switch (on pillar at NW corner of pool)
3-Season Room	Top	Access via Dining Area Slider, Table and Chairs, Ceiling Fan with Light (wall control on East wall in Dining Area), Side Chairs, Picture Window, Operable Windows, Storm Screen Doors
Exterior Deck	Top	Accessed via Eastside Corolla Bedroom, Living Room, Dining Area, and 3-Season Room; Deck Chairs with Side Tables, Picnic Table, and Double Bench on Southside
Dining Area	Top	Adjacent to Kitchen, Table Leaf, 10 Chairs (extra guest chairs in bedrooms) and seats up to 12, Chandelier (on a dimmer switch), Slider to 3-Season Room and South Deck (deck light switch on South wall), Bakers Rack (houses the Internet Router, Kaba Keyless System, and House Phone), Buffet Cabinet, Side Table, Console Table w/ Seating, Area Rug
Half Bath	Top	Left of Corolla Bedroom (Westside), 24" Vanity, Window with Blinds, store Vacuum Cleaner
Kitchen (see "Tabs K & U")	Top	Granite Countertops, Cabinets, Center Island with 6 Stools, Small Appliances, Garbage Disposal, Stainless Steel Appliances (including Dishwasher, Oven, Range, Microwave, and 2 Refrigerators (3 ice makers)), Trash Cabinet (solid waste and recycling), Windows with Blinds
Living Room	Top	Sectional Sofa, Coffee Table, Large Mounted Smart TV w/ Sound Bar, Blu Ray DVD Player, Slider to Top Deck (4-way light switch to Top Deck Lights), Picture Windows with Blinds, Large Picture Window (Westside w/ roller shade), Bookcases with Books and Décor, Ceiling Fan (switch to right of Corolla Bedroom door), Vaulted Ceilings, Snack/TV Trays, NOAA Emergency Weather Alert Radio (on right bookcase counter), User Manuals for Major Appliances (stored in accordion file in left bookcase cabinet), Basket containing OBX magazines, flyers, brochures, coupons, etc. (in left bookcase cabinet), Area Rug, Vacuum Cleaner, Half Bath, Wall Clock, and Tide Clock
Top Stairs Landing	B/W Floors	Hopper Window, Guidelights, Carpeted Stairs, Roller Shade (for large picture window)
Middle Stairs Landing	B/W Floors	Wall receptacle with CO Detector, Carpeted Stairs, 3-way Light Switch for Stair Lights

**SAFETY:**

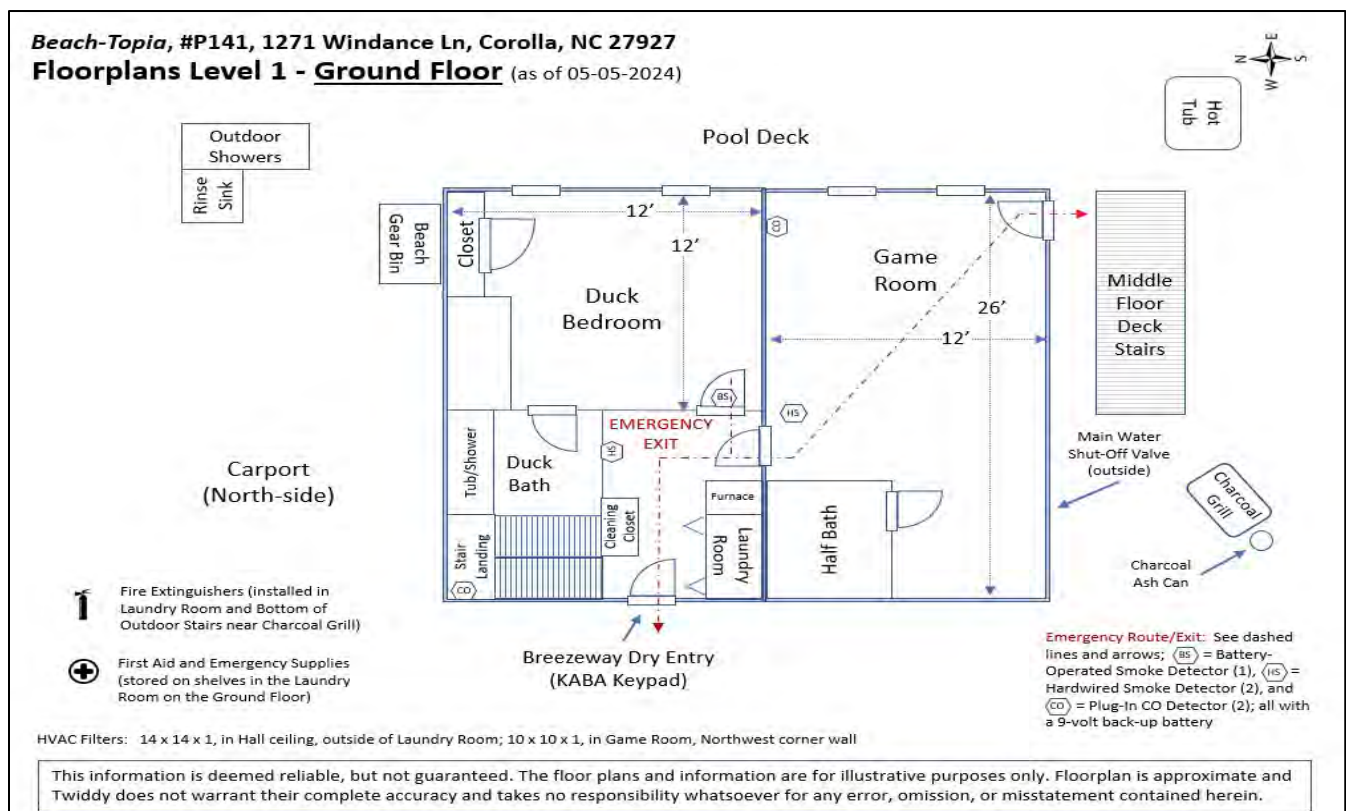
- Smoke detectors in all bedrooms and common areas, and carbon monoxide detectors on all floors.
- Location of Fire Extinguishers (also identified on floorplans):
  - Outdoors near the Charcoal Grill on the Southside (inside a breakaway outdoor case on middle deck stairs)
  - In the Game Room Half Bath Vanity on the Ground Floor
  - In the Laundry Room on the Ground Floor
  - In the Hall on the Middle Floor
  - Under the Kitchen Sink on the Top Floor

- Receptacles are tamper-resistant.
- Some operable windows have safety window locks and/or lifts.
- Wireless House Phones are located in:
  - Game Room (a phone is required somewhere near the pool for emergencies)
  - Foyer on the Middle Floor
  - Dining area on Baker's Rack
  - Corolla Bedroom on the Top Floor
- Emergency Supplies and First Aid Kit are located on shelving in the Laundry Room on the Ground Floor.
- See "Tab S: Storm Preparations" in the *Welcome Binder*.
- NOAA Emergency Weather Alert Radio (on right bookcase counter in the Living Room, Top Floor).
- Emergency shut-Offs are identified below.
- Emergency contacts are listed on "Tab A: Contacts" in the *Welcome Binder*.
- LED guidelights installed on hallway receptacles, stair landings, and lit light switches in bedrooms and bathrooms.
- Some exterior doors have safety stickers required by Twiddy.
- Safety latches on all Pool Gates.
- **Absolutely no smoking inside the house, 3-season room, in the pool, or in/near the hot tub.**

### EMERGENCY SHUT-OFFS:

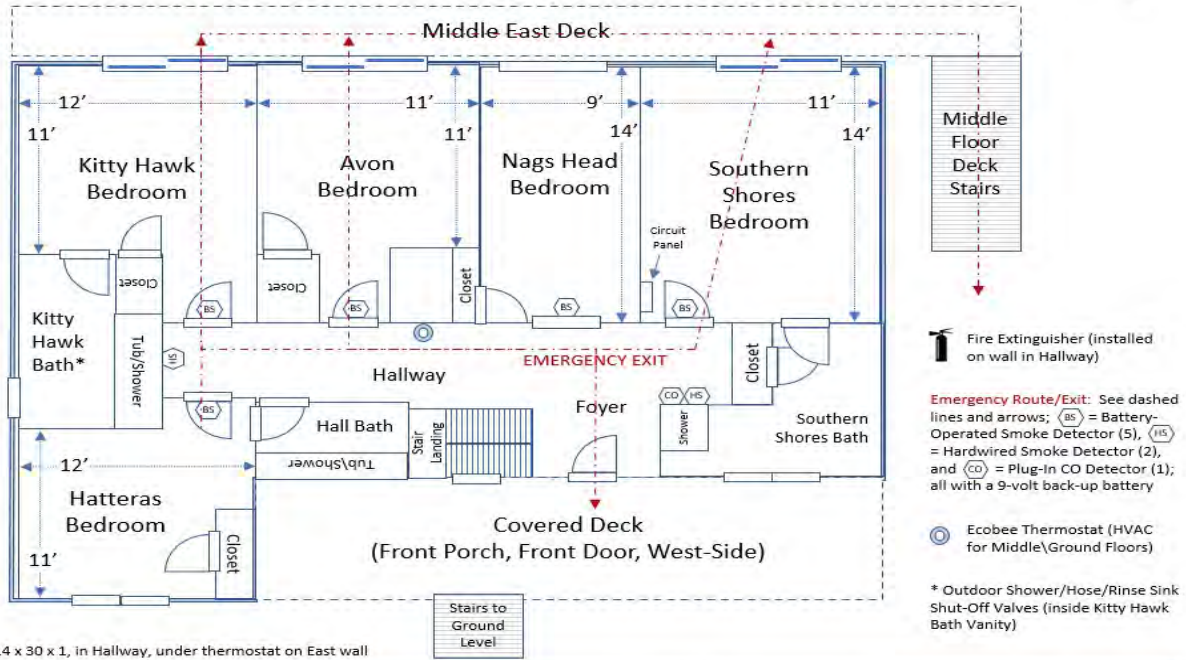
- The Propane Gas Shut-Off Valve, for the tankless hot water heater, is located under the stairs in the rear of the Cleaning Closet across from the Laundry Room on the Ground Floor.
- The labeled Water Shut-Off Valves for the Outdoor Shower and Sink (in the North/Left Carport) are located inside the Kitty Hawk Bathroom vanity cabinet on the Middle Floor, Northside.
- The whole-house Water Shut-Off Valve is located outside, in the ground on the Southside of the Game Room, directly below the electric meter and across from the Charcoal Grill.
- The shut-offs for the Top and Middle Deck spigots can be found behind an access panel (e.g., Top Deck inside right bookcase in Living Room and Middle Deck on Northeast wall of the Avon Bedroom).
- The Circuit Breaker Panel is located behind the Southern Shores Bedroom door on the Middle Floor, Southside.
  - See "Tab G: Circuit Breaker Panel Layout" in the *Welcome Binder*; a copy is taped inside the panel.
  - Most receptacle and light switch plates have the breaker number written on the backside of the plate.

**FLOORPLANS:** See floorplans below, including emergency paths and exits. Full-size copies are attached to this Tab in the *Welcome Binder*, behind TV instructions, and available under the "Downloads" section on *Beach-Topia's* website at <https://beachtopia.us>.



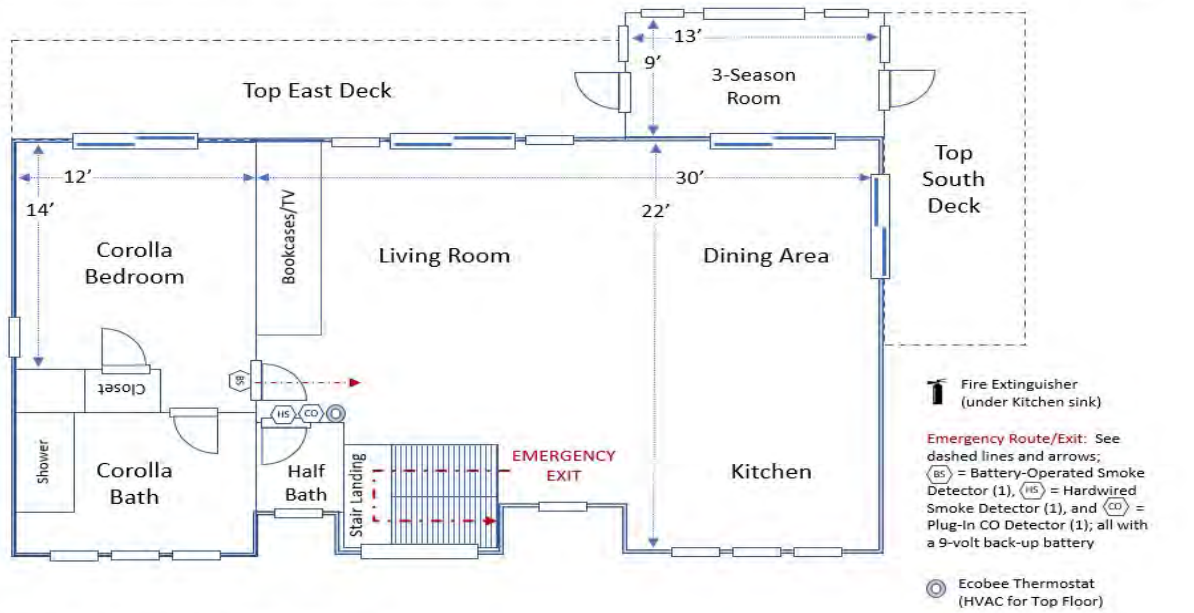


**Beach-Topia, #P141, 1271 Windance Ln, Corolla, NC 27927**  
**Floorplans Level 2 - Middle Floor** (as of 05-05-2024)



This information is deemed reliable, but not guaranteed. The floor plans and information are for illustrative purposes only. Floorplan is approximate and Twiddy does not warrant their complete accuracy and takes no responsibility whatsoever for any error, omission, or misstatement contained herein.

**Beach-Topia, #P141, 1271 Windance Ln, Corolla, NC 27927**  
**Floorplans Level 3 - Top Floor** (as of 05-05-2024)



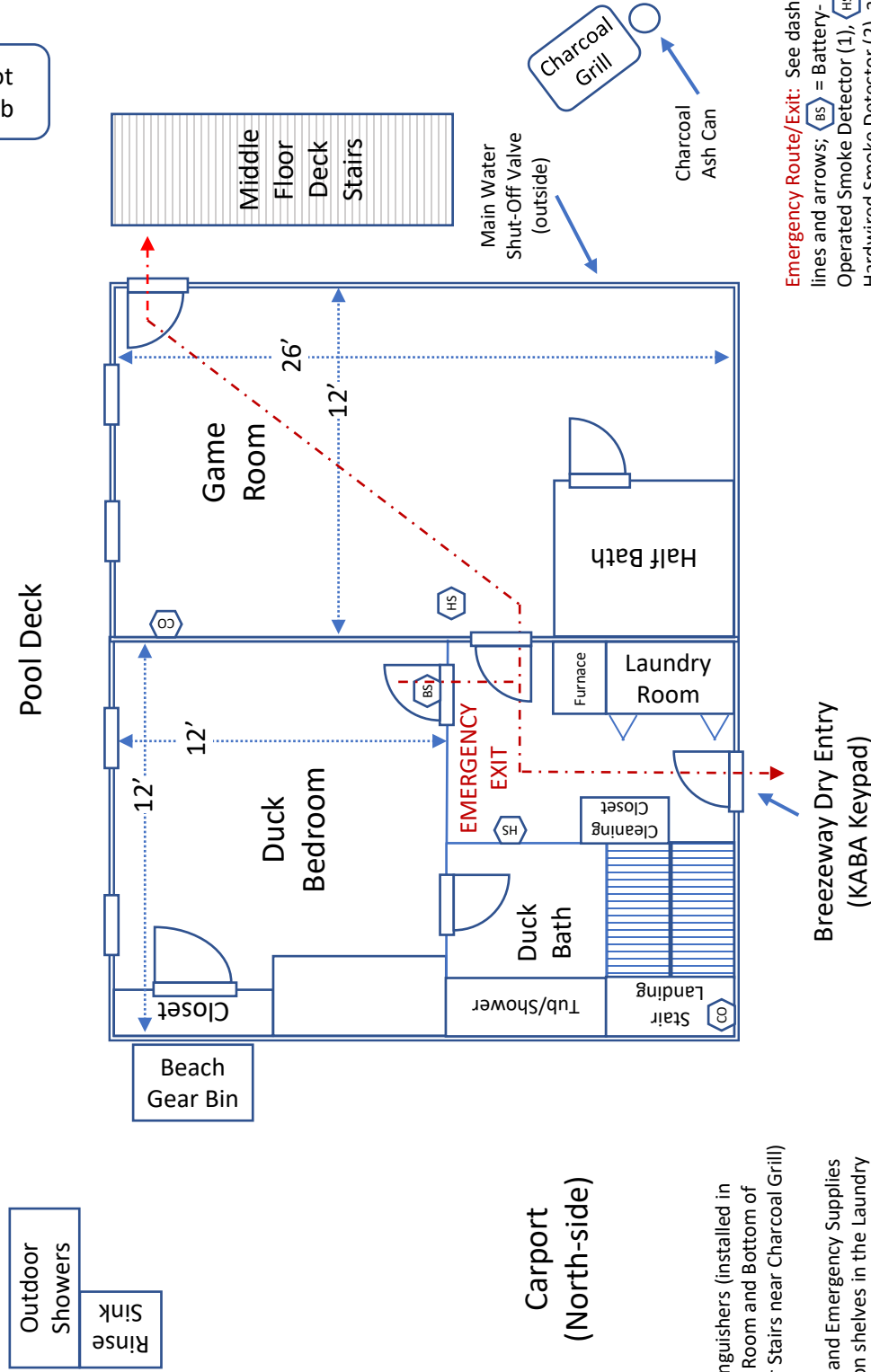
This information is deemed reliable, but not guaranteed. The floor plans and information are for illustrative purposes only. Floorplan is approximate and Twiddy does not warrant their complete accuracy and takes no responsibility whatsoever for any error, omission, or misstatement contained herein.

For any feedback or suggestions, please use the "Contact Us" feature on our website at <https://beachtopia.us>.

**Beach-Topia, #P141, 1271 Windance Ln, Corolla, NC 27927**  
**Floorplans Level 1 - Ground Floor** (as of 05-05-2024)



Hot Tub



**Emergency Route/Exit:** See dashed lines and arrows; **BS** = Battery-Operated Smoke Detector (1), **HS** = Hardwired Smoke Detector (2), and **CO** = Plug-In CO Detector (2); all with a 9-volt back-up battery

Outdoor Showers  
 Rinse Sink

Carport  
 (North-side)

Fire Extinguishers (installed in Laundry Room and Bottom of Outdoor Stairs near Charcoal Grill)

First Aid and Emergency Supplies (stored on shelves in the Laundry Room on the Ground Floor)

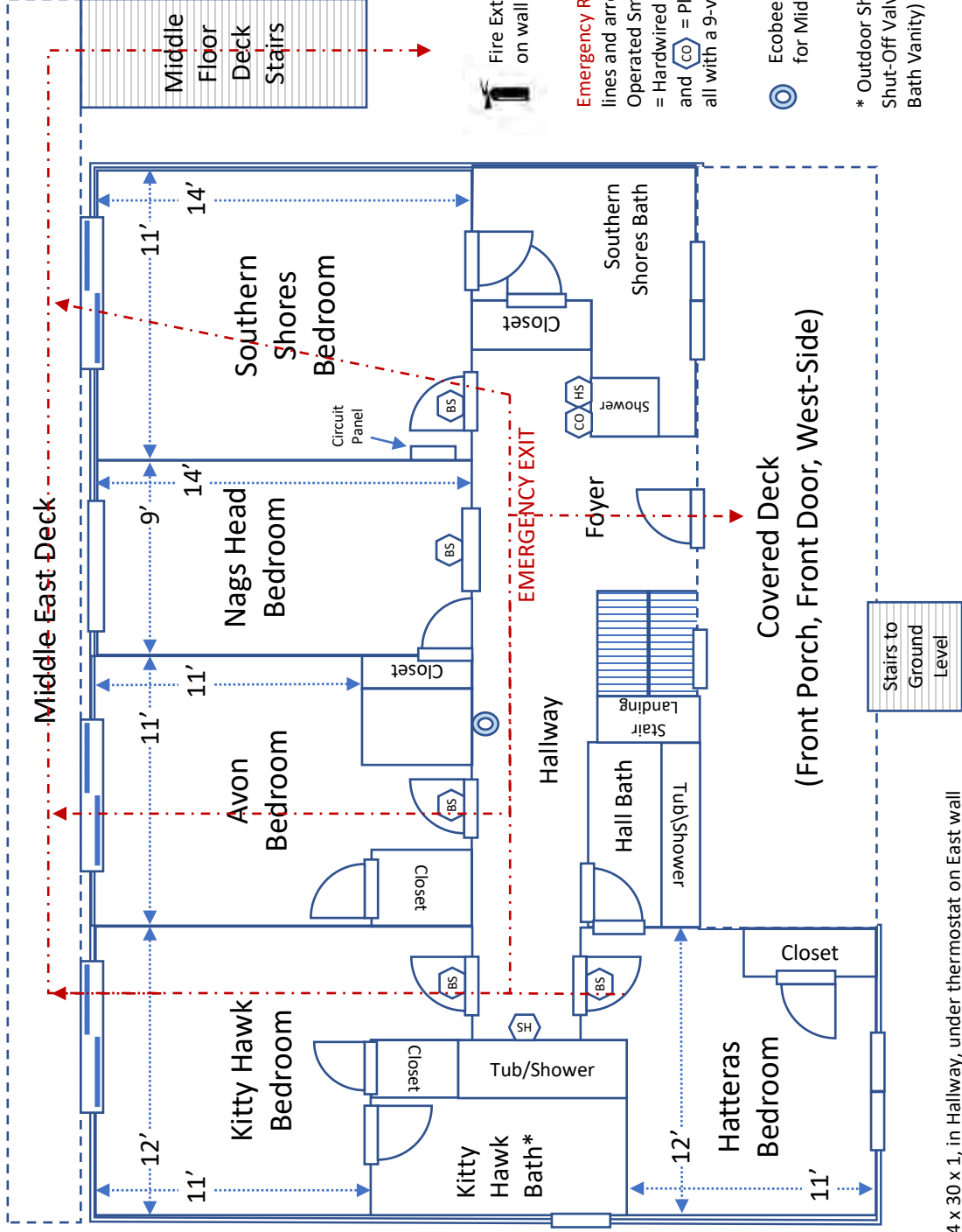


Breezeway Dry Entry  
 (KABA Keypad)

HVAC Filters: 14 x 14 x 1, in Hall ceiling, outside of Laundry Room; 10 x 10 x 1, in Game Room, Northwest corner wall

This information is deemed reliable, but not guaranteed. The floor plans and information are for illustrative purposes only. Floorplan is approximate and Twiddy does not warrant their complete accuracy and takes no responsibility whatsoever for any error, omission, or misstatement contained herein.

**Beach-Topia, #P141, 1271 Windance Ln, Corolla, NC 27927**  
**Floorplans Level 2 - Middle Floor** (as of 05-05-2024)



Fire Extinguisher (installed on wall in Hallway)

**Emergency Route/Exit:** See dashed lines and arrows; **BS** = Battery-Operated Smoke Detector (5), **HS** = Hardwired Smoke Detector (2), and **CO** = Plug-In CO Detector (1); all with a 9-volt back-up battery

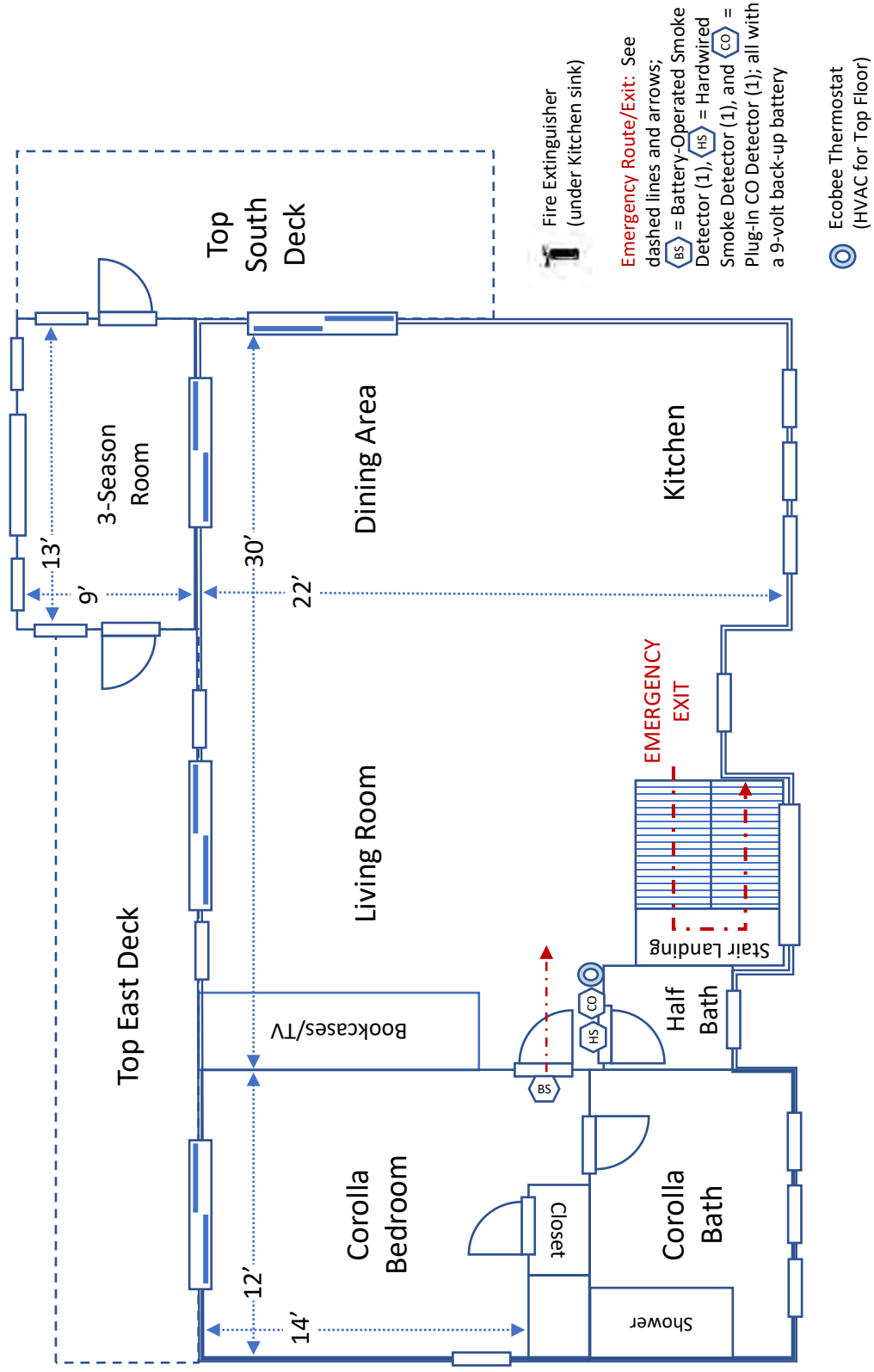
Ecobee Thermostat (HVAC for Middle\Ground Floors)

\* Outdoor Shower/Hose/Rinse Sink Shut-Off Valves (inside Kitty Hawk Bath Vanity)

HVAC Filter: 14 x 30 x 1, in Hallway, under thermostat on East wall

This information is deemed reliable, but not guaranteed. The floor plans and information are for illustrative purposes only. Floorplan is approximate and Twiddy does not warrant their complete accuracy and takes no responsibility whatsoever for any error, omission, or misstatement contained herein.

**Beach-Topia, #P141, 1271 Windance Ln, Corolla, NC 27927**  
**Floorplans Level 3 - Top Floor** (as of 05-05-2024)



HVAC Filter: 20 x 25 x 1, above Corolla Bedroom door in Living Room

This information is deemed reliable, but not guaranteed. The floor plans and information are for illustrative purposes only. Floorplan is approximate and Twiddy does not warrant their complete accuracy and takes no responsibility whatsoever for any error, omission, or misstatement contained herein.

## TAB E: Sample Twiddy Vacation Rental Agreement

Check the *Beach-Topia* website at <https://beachtopia.us> for any updates.

Below is a *sample* copy of the vacation rental agreement as posted on Twiddy's website (<https://www.twiddy.com/outer-banks/guests/reservation-information/#sample-lease/>), as of 02-18-2024. The sample is subject to change. Please refer to your actual agreement with Twiddy.

---

Twiddy & Company of Duck Inc. (the "Agent and/or Twiddy & Company") is the Agent for a VACATION HOME (the "Premises and/or property"), which is available for weekly or seasonal rental. The owner of the Premises (the "Owner") has given the Agent the authority to enter into this Agreement (the "Lease"). This Agreement sets forth the terms under which You will lease the Premises through the Agent.

Agent accepts payment by personal check, e-check, cash, certified check, money order or credit card. We accept only US funds drawn on a US bank and only MasterCard, Visa, American Express, and the Discover Card if using a credit card. See paragraph 7 regarding payment due dates for reservations made outside of 30 days prior to arrival. For reservations made less than 30 days before arrival, full payment is due on the Reservation Date. Payments made within 30 days of Your arrival must be by cashier's check, money order, e-check or credit card. Personal checks are not accepted within 30 days of arrival and e-checks are not accepted within 14 days of arrival. Guests who did not provide an e-mail address at the time of booking should expect their Agreement to be sent by standard mail within 7 business days. Please contact Agent via e-mail at [rent@twiddy.com](mailto:rent@twiddy.com) or call one of the numbers above if You need to discuss Your payment(s). Taxes and fees are subject to change without notice.

DUE TO POSSIBLE CHANGES IN THE BEDDING, AMENITIES AND PRICING, PLEASE CHECK [www.twiddy.com](http://www.twiddy.com) FOR THE MOST UP-TO-DATE INFORMATION ON THE PREMISES PRIOR TO SIGNING THE LEASE OR REMITTING PAYMENT .

\*TRAVEL INSURANCE (Guest Protect Plan).

If you are signing this agreement electronically:

- **To Accept Travel Insurance**
  - Select Yes! I want the Generali Global Assistance Guest Protect Plan.
- **To Decline Travel Insurance**
  - Select I don't want the travel insurance. I have read, understand and agree to Twiddy's Cancellation Policy.

IF YOU DECLINE TRAVEL INSURANCE YOU WILL NOT BE COVERED IN CASE OF A MANDATORY EVACUATION  
N.C.G.S. 42A-36.

1. THIS IS A VACATION RENTAL AGREEMENT UNDER THE NORTH CAROLINA VACATION RENTAL ACT N.C.G.S. 42A AND THE NC SECURITY DEPOSIT ACT. THE RIGHTS AND OBLIGATIONS OF THE PARTIES TO THIS AGREEMENT ARE DEFINED BY LAW AND INCLUDE UNIQUE PROVISIONS PERMITTING THE DISBURSEMENT OF RENT PRIOR TO TENANCY AND EXPEDITED EVICTION OF TENANTS. YOUR SIGNATURE ON THIS AGREEMENT, OR PAYMENT OF MONEY OR TAKING POSSESSION OF THE PROPERTY AFTER RECEIPT OF THE AGREEMENT IS EVIDENCE OF YOUR ACCEPTANCE OF THE AGREEMENT AND YOUR INTENT TO USE THIS PROPERTY FOR A VACATION RENTAL. TWIDDY WILL CONDUCT ALL ITS ACTIVITIES IN REGARD TO THIS AGREEMENT WITHOUT RESPECT TO THE RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, NATIONAL ORIGIN, AND HANDICAP OR FAMILIAL STATUS OF THE GUEST OR ANY OTHER PARTY TO THIS AGREEMENT.

2. Agent, as agent of the Owner, hereby rents to You and You hereby rent from Agent, the Premises in accordance with the terms and conditions contained in this Agreement, including, but not limited to, the time period during which You are entitled to use the Premises, check-in and check-out times, and payment of the rental amount and other fees. In the event that any term of this Agreement varies from any term set forth in the Agent's printed materials, web site, or third party web site (including, but not limited to, the rental amount), the term specified in this Agreement shall govern absent written confirmation of a change. The information set forth above is incorporated into this Agreement by reference.
  
3. IMPORTANT DISCLOSURES: (a) Agent hereby discloses to You that Agent is acting for and represents the Owner; (b) If the Premises has a private well, it is so noted above. Homes with private wells occasionally experience low pressure, salty, distasteful and/or discolored water. There may be an unpleasant odor of sulfur. Some guests choose to use bottled water for drinking purposes even though the water is potable. 4WD areas may have more prevalent water problems, even in homes with water filter systems; (c) Private Pools/Heated Pools/Community Pools – Pool privileges are available only for those properties designated as such. Fees and availability for heated pools vary; (d) Occasionally, some pools in Dare and Currituck Counties may experience a mild ground current. Generally, this is not caused by a pool defect or the household electrical system, but appears as a result of the earth's own natural electrical current. Certain properties may be affected more than others and the current tends to be intermittent in nature. Please be advised, however, that this may affect the operation of pacemakers and other similar devices; (e) Due to the possibility of accident or injury, Owner prohibits children from using hot tubs, saunas, and/or operating elevators. Also, the chemicals used to keep hot tubs sanitary may cause fading in some swimsuits and some individuals may experience mild skin rashes. For your safety, chemical dispensers shall not be removed at any time; (f) Agent has no control over individual subdivision rules and regulations. Each subdivision is governed by a unique set of policies and guidelines with regards to such items as early check-in, usage of subdivision amenities, on-street parking, storage of recreational vehicles, utility trailers, etc. For more information regarding these issues you should contact your home's subdivision directly for further information. Agent is not liable for fees; (g) Agent has limited parking capacity to accommodate Your non 4WD vehicle(s). Weekly or Daily parking must be requested in writing prior to your arrival date for a nominal fee and may be subject to change.; (h) Agent is not responsible for any personal items left on the Premises including prior to occupancy and/or after check-out; and (i) the Premises is not guaranteed to be hypoallergenic. For the most current information you are directed to Agent's web site, [www.twiddy.com](http://www.twiddy.com) or contact Agent directly. If You have questions or concerns related to occupancy, please contact Agent.
  
4. Use and Tenant Duties. The use of the Premises is restricted to use by You and Your family, unless both parties agree in writing to occupancy by a non-family group or for a special event. Only certain homes host special events. Special events include but are not limited to things like wedding ceremonies and receptions, reunions, retreats, parties, and/or any other occasion for which attendance exceeds the home's maximum occupancy. Agent considers You hosting a special event without Agent's prior consent or knowledge a material breach of this Agreement. In that instance, You agree to immediately pay an amount equal to the Special Event Fee in liquidated damages. You should contact Agent directly for more information. The term "family" as used herein means parents, grandparents, children and extended family members vacationing at the Premises. *Use Of the Premises by Fraternities, Sororities or Unrelated Groups Under 24 Years of Age Is Strictly Prohibited and You agree that, in the event Owner or Agent discovers same, that ANY AND ALL FUNDS COLLECTED AS RENT will be considered LIQUIDATED DAMAGES to cover losses, expenses and damages of the Owner and Agent for You taking the Premises off the market. A valid ID may be required prior to and/or at Check in and must be submitted to Agent upon request.* Occupancy shall not exceed the maximum number allowable by law. Please contact Agent directly for further information. You agree to comply with all obligations imposed on You by the Vacation Rental Act with respect to maintenance of the Premises, including but not limited to, the following: (a) keep the Premises as clean and safe as the conditions of the Premises permit, and cause no unsafe or unsanitary conditions in the common areas and remainder of the Premises that You use; (b) dispose of all ashes, rubbish, garbage, and other waste in a

clean and safe manner; (c) keep all plumbing fixtures in the Premises or used by You as clean as their condition permits; (d) not deliberately or negligently destroy, deface, damage, or remove any part of the Premises or render inoperable the smoke detector, carbon monoxide detector or pool alarm, if applicable, provided by the Owner, or knowingly permit any person to do so; (e) comply with all obligations imposed upon the Tenant by current applicable building and housing codes; (f) be responsible for all damage, defacement, or removal of any property inside the Premises that is in Your control unless the damage, defacement, or removal was due to ordinary wear and tear, acts of the Owner or Owner's Agent, defective products supplied or repairs authorized by the Owner, acts of third parties not invitees of You, or natural forces; (g) notify Agent in writing of the need of replacement of and/or repairs to a smoke detector, carbon monoxide detector if applicable, and replacing the batteries as needed during Your tenancy; (h) smoking, including e-cigarettes, is not permitted in homes designated as No Smoking; (i) outdoor fires on the Premises are prohibited other than in provided and established fire pits. Portable fire pits are not allowed. You agree not to use the Premises for any activity or purpose that violates any law or governmental regulation and may use the Premises for residential purposes only. Your breach of any duty contained in this paragraph after commencement of tenancy shall be considered material, and shall result in the termination of Your tenancy with NO REFUND OF RENT. FIREWORKS OF ANY NATURE WHATSOEVER ARE STRICTLY PROHIBITED.

5. Duties. Owner agrees to provide the Premises to You in a fit and habitable condition. If, at the time of occupancy, Owner cannot provide the Premises in a fit and habitable condition or reasonably cure same or substitute a reasonably comparable Premises in such condition, then Agent shall refund to You all payments made by You. In the case of a cure wherein the Premises sustains a failure of a system or amenity, (prior to Your Tenancy, at the time of or during Your tenancy) including, but not limited to, water, sewer, septic, heating, electrical, mechanical, ventilating, structural systems, pool, hot tub, entertainment equipment, Internet or Internet access or other facilities or major appliances, Agent shall promptly repair in a commercially reasonable manner and time such system or amenity. Written notification from You that repairs are needed must be submitted to Agent at the time of or during your tenancy. You agree to permit Agent or its service staff to have reasonable access to the Premises to inspect and make such repair in a commercially reasonable manner and time during Your tenancy. Neither Owner nor Agent shall be liable to You for damages and no refunds will be given for such temporary failure and/or You refuse repairs during your tenancy, provided the Agent or Owner is causing the system or amenity to be repaired in a commercially reasonable manner.
6. CHECK-IN/CHECK-OUT. You agree that check-in time is after 4:00 PM (unless prior arrangements have been made and agreed to in writing) and check-out time is no later than 10:00 AM. Agent will use commercially reasonable efforts to have the Premises ready for Your occupancy at 4:00 PM, but Agent cannot guarantee the exact time of occupancy. Once the premises is ready for your occupancy, you will be provided access. **Id and payment verification may be required before you are provided access to the premises.** You may contact our office to request an early check-in. You agree to pay a nominal fee for an early check-in in the event Agent is able to accommodate your request.
7. Payment. Unless otherwise agreed to in writing, Your Initial Payment is due in full within two (2) days from the Reservation Date. Final payment is due thirty (30) days prior to Your Arrival Date. Failure to remit either payment in full may result in loss of your payment(s) and the termination of this Agreement. In the event that You advise Agent in writing that You no longer want to perform Your obligations under this Agreement, Owner or Agent, in their sole and absolute discretion, will attempt to re-market the Premises. If the Premises fails to re-rent or rents for less than Your rental rate, You are responsible for the balance owed. If the Premises re-rents for the full value of Your rental rate, Agent will reimburse You for all monies owed (by original method of payment), including the Home Service Fee, less a \$100.00 administrative fee. You, rather than Agent, are responsible for seeking reimbursement of any fees paid to any third parties for goods or services procured by Agent on your behalf.

8. Disbursement of Rent. Disbursement of Rent. You authorize Agent to disburse up to fifty percent (50%) of the Total Rent set forth on Page 1 to the Owner (or as the Owner directs) prior to Your occupancy of the Premises, and the balance of the Total Rent upon the commencement of the tenancy, or upon a material breach of this Agreement by You, or as otherwise permitted under the Vacation Rental Act. You agree to pay a \$25.00 processing fee for any check that is returned by the financial institution due to insufficient funds or otherwise. You also authorize Agent to disburse, prior to Your occupancy of the Premises, any fees owed to third parties to pay for any goods, services, or benefits procured by Agent for the benefit of You, including, but not limited to any fees set forth herein payable to Agent for reservation, transfer or cancellation of Your tenancy. Taxes and Security Deposit, if applicable, shall not be disbursed from the trust account prior to termination of the tenancy or material breach of this Agreement by You, or except as a refund to You. Upon written request to Agent, You will be provided with an accounting of funds relating to this Agreement. In the event of a rental overpayment, Agent will send you a check for the overage amount together with a letter requesting that you promptly cash the check.
9. Fees for Arranging Services. Agent will retain for its benefit any commissions, rebates, volume discounts, referral fees and related charges on third-party products, supplies or services arranged for You. These include, but are not necessarily limited to, the Travel Insurance, equipment supplies, rentals, linens and towels, pool/hot tub/spa service, etc. Pool heat fees are non-refundable. Fees for heated pools will not be prorated if the amenity is requested after check-in. A nominal cleaning charge will be added to your reservation which Agent identifies as a "Home Service Fee".
10. Trust Account. The Initial Payment, the Final Payment, any Security Deposit, if applicable, and any other fees and deposits, will be deposited into Agent's interest-bearing trust account(s) at TowneBank, 2 Juniper Trail, Southern Shores, NC 27949 and/or J.P. Morgan Chase, 4350 Congress Street, Charlotte, North Carolina 28209. YOU AGREE THAT SUCH DEPOSITS MAY BE DEPOSITED IN AN INTEREST-BEARING TRUST ACCOUNT AND THAT ANY INTEREST THEREON SHALL ACCRUE FOR THE BENEFIT OF AND SHALL BE PAID TO THE AGENT AS IT ACCRUES AND AS OFTEN AS IS PERMITTED BY THE TERMS OF THE ACCOUNT.
11. Acts of God/Interruptions. Neither Owner nor Agent shall be liable for any disturbance or interruption outside of their control which may interfere with your scheduled occupancy, including but not limited to Acts of God, acts of governmental agencies (e.g. beach nourishment, condemnation, etc.), fire, strikes, terrorism, war, epidemics and/or pandemics, inclement weather, flooding, bugs, flying insects and other pests, and construction noise from nearby sites. NO REBATE OR REFUND will be offered in these circumstances.
12. Construction. In the event that Your reservation for the Premises is under construction, whether new construction, remodel or repair, at the time of Your scheduled occupancy, Agent reserves the right to relocate You to a Premises within the Agent's rental program or that of another program. Commercially reasonable efforts will be made to ensure that the replacement Premises is reasonably comparable. Agent shall have the sole right to select such replacement Premises. In that event, You will have the option to: (1) accept the replacement Premises and pay any additional monies that are owed, as the case may be or (2) reject the replacement Premises and receive a refund of all payments paid for the Premises. You hereby agree that Your choice between these alternatives will be Your sole remedy for any and all damages, liability or inconvenience arising out of the construction as defined herein.
13. Cancellation/Breach. You are entering into this Agreement in accordance with the North Carolina Vacation Rental Act and You understand that NO REFUNDS will be issued in the event You breach or attempt to cancel this Agreement.



14. Transfer of Premises. (a) In the event that the ownership of the Premises is voluntarily transferred prior to Your occupancy, You have the right to enforce this Agreement against the new owner of the Premises if Your occupancy under this Agreement is to end 180 days or less after the transfer of ownership is recorded. If Your occupancy is to end more than 180 days after such recordation, You have no right to enforce the terms of this Agreement unless the new owner agrees in writing to honor this Agreement. If the new owner does not honor this Agreement, You are entitled to a refund of all advance rent paid (and other fees owed to third parties not already lawfully disbursed). If your rights are otherwise affected under the Act, Agent agrees to notify you accordingly and conduct itself in accordance with the terms and conditions as set forth in the Act.
15. Travel Insurance. You may elect to purchase the Guest Protect Plan, a travel insurance plan offered through Generali Global Assistance (coverage is available to U.S. residents only). This plan includes coverage for trip cancellation, trip interruption and travel delay, emergency medical expenses, baggage delay and loss, rental car damage coverage, as well as access to emergency assistance services, also includes identity theft assistance. Insurance coverage is subject to limitations, exclusions, terms and conditions. A complete Description of Coverage / Insurance Policy can be found at [www.csatravelprotection.com/certpolicy.do?productclass=GR334](http://www.csatravelprotection.com/certpolicy.do?productclass=GR334). If You wish to accept this plan, You must check the designated area on Page 1 of this Agreement which states that Travel Insurance is desired. If You wish to decline this plan, You must check the designated area on Page 1 of this Agreement which states that Travel Insurance is not desired. This Agreement is not intended to serve as a substitute for the policy or to define any of the policy terms or provisions. All questions concerning coverage or claims should be directed to Generali Global Assistance at 1-866-999-4018. If State or local authorities order a mandatory evacuation of an area that includes the Premises, You shall comply with the order and you may be entitled to compensation from the travel insurance company. You will not be eligible for compensation if you do not purchase travel insurance prior to your trip. If you purchase travel insurance, a description of coverage or policy will be sent to you to review the plan details. If you decide the travel insurance plan does not meet your needs, you may cancel your travel insurance plan and receive a full refund of your plan cost as long as you do so within the free-look period and you have not filed a claim or departed on your trip. Please refer to the terms and conditions of your policy document to determine the number of days of the free-look period within your state of residency. The policy becomes **NON-REFUNDABLE** after your free look period has elapsed. **See N.C.G.S. 42A-36 for your rights regarding mandatory evacuation.**
16. Expedited Eviction. A material breach of this Agreement by You, which, in the sole determination of the Owner or Agent, results in damage to the Premises, personal injury to You or others, a breach of the peace, a nuisance to others, or a violation of law or local code, shall be grounds for termination of Your tenancy. If the tenancy created hereunder is for 30 days or less, the expedited eviction procedures set forth in the Vacation Rental Act will apply. You may be evicted under such procedures if You: (i) hold over in possession after Your tenancy has expired; (ii) commit a material breach of any provision of this Agreement that according to its terms would result in the termination of Your tenancy; (iii) fail to pay rent as required by this Agreement, or (iv) have obtained possession of the Premises by fraud or misrepresentation.
17. Indemnification and Hold Harmless. You agree to indemnify and save harmless the Owner and Agent for any liabilities, theft, damage, cost or expense whatsoever (including but not limited to attorneys' fees) arising from or related to any claim or litigation which may arise out of or in connection with Your use and occupancy of the Premises including but not limited to any claim or liability for personal injury, sickness, damage or theft of property or theft of property or infringement of intellectual property rights (e.g., illegally downloading video, audio or text files via any internet service located at the Premises) which is caused, made, incurred or sustained by You as a result of any cause, unless caused by the grossly negligent or willful act of Agent or the Owner, or the failure of Agent or the Owner to comply with the Vacation Rental Act. Neither Agent nor Owner are providing any other warranty of any kind, except as otherwise expressly provided herein, whether written or oral, statutory or contractual, express or implied, including, without

limitation, THE WARRANTY OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE OR USE, which are hereby expressly excluded. The terms "Agent" and "Owner" as used in this Agreement shall include their heirs, successors in interest, assigns, employees, agents, and representatives where the context requires or permits. The terms "Tenant," "You," and "Your" as used in this Agreement shall include Tenant's heirs, successors, assigns, guests, invitees, representatives and other persons on the Premises during Your occupancy (without regard to whether such persons have authority under this Agreement to be upon the Premises), where the context requires or permits.

18. Right of Entry. You agree that Agent may enter the Premises during reasonable hours during Your tenancy to inspect the Premises, to make such repairs, alterations or improvements thereto as Agent may deem appropriate, or to show Premises to prospective purchasers or tenants.
19. Assignment. You shall not assign this Agreement or sublet the Premises in whole or part without written permission of Agent.
20. Pets. Unless otherwise specifically permitted in this Agreement, no pets shall be allowed on the Premises. For Vacation Homes permitting pets on the Premises, You agree that no pets are allowed in pools or hot tubs and a fee may be administered if discovered as such. You agree that Your pet(s) must be leashed or placed in safe keeping should Agent or its service staff access the Premises to inspect and make repairs. Your breach of this provision shall be considered material, and shall result in the termination of Your tenancy. You agree to be immediately responsible for any damages including additional cleaning expenses caused by Your pet(s).
21. Disputes: This Agreement shall be governed by and interpreted in accordance with the laws of the State of North Carolina, and shall be treated as though it were executed in the County of Dare, State of North Carolina. Any action relating to this Agreement shall be instituted and prosecuted only in the Dare County Superior Court, North Carolina. You specifically consent to such jurisdiction and to extraterritorial service of process. You shall be responsible for all legal fees and court costs incurred by Agent and Owner in the enforcement of their rights or Your obligations under this Agreement.
22. Miscellaneous: You agree and have verified that for purposes of this vacation rental agreement that Your printed name shall serve as Your electronic signature and to be bound by same and in the same manner as if You had otherwise ordinarily executed the document. This Agreement, together with the attachments referenced herein and attached hereto, constitutes the entire agreement between the parties relating to the subject matter hereof, and supersedes all prior written oral negotiations, representations, or agreements. No modification of this Agreement shall be binding on either party unless it is in writing signed by both parties. Each section, subsection or paragraph of this Agreement shall be deemed severable and if for any reason any portion of this Agreement is unenforceable, invalid or contrary to any existing or future law, such unenforceability or invalidity shall not affect the applicability or validity of any other portion of this Agreement. For all purposes hereunder, facsimile or electronic signatures shall be deemed to be originals and such signatures shall be given the same effect as would an original signature. THE PARTIES ACKNOWLEDGE THAT THEY HAVE READ THIS AGREEMENT, UNDERSTAND IT, AND AGREE TO BE BOUND BY ITS TERMS AND CONDITIONS, INCLUDING AGENT'S CANCELLATION POLICY IN PARAGRAPH 13.

## TAB F: Arrival, During, & Departure Checklists

Check the *Beach-Topia* website at <https://beachtopia.us> for any updates.

Below is a checklist covering arrival, during, and departure, in no particular order. You will receive additional arrival/departure information from Twiddy. A copy of this document is also hanging on the side of the top-freezer refrigerator in the Kitchen and on the side of the refrigerator in the Game Room. Feel free to send us any suggestions/feedback by using the “Contact Us” feature on our website at <https://beachtopia.us>.

**ARRIVAL:** Check-in is typically 4:00pm (ET), Saturday. If you arrive in darkness, a 3-way light switch for the carport lights can be found on the wall outside in the breezeway on the ground level. The other light switch for the carport lights can be found inside next to the ground floor entry door on the stairs. If you have any questions, please contact Twiddy at (252) 457-1504; after-hours service is provided.

<input checked="" type="checkbox"/>	DESCRIPTION:	LOCATION:
<input type="checkbox"/>	See picture frame displaying the Wi-Fi Network Name and Password, and QR Codes.	One on each floor
<input type="checkbox"/>	Review the <i>Welcome Binder</i> , on top of the left-bookcase cabinet in the Living Room or on Beach-Topia’s website. NOTE: The website version may be more up to date.	Top Floor
<input type="checkbox"/>	Twiddy Welcome Bag: Upon your arrival, we have arranged for a Welcome Bag as our gift to you. The reusable insulated bag contains initial start-up materials for your convenience, such as: toilet paper and hand soap for each bathroom, paper towel roll and trash bag, dish detergent, and other starter supplies that are subject to change.	Top Floor
<input type="checkbox"/>	Walk through the house and identify any issues that need to be brought to Twiddy’s attention within 24 hours upon arrival. Notify Twiddy of needs, damages, or issues.	Inside/Outside of Property
<input type="checkbox"/>	Ensure bed sheets, bath towels, and kitchen towels were delivered for your stay; contact Twiddy for any issues. Bed blankets are stored in a bag in the bedroom closet.	Bedrooms, Bathrooms, and Kitchen
<input type="checkbox"/>	Check the ice makers in all refrigerators (4 total); 1 in the top-freezer refrigerator, 2 in the side-by-side refrigerator (one in door the other in freezer) in the Kitchen, and 1 in the white top-freezer refrigerator in the Game Room.	Kitchen and Game Room
<input type="checkbox"/>	Put away groceries. <b>NOTE:</b> It may take few hours before refrigerators resume normal temperatures after loading groceries. Do not block any vents or overpack.	Kitchen and Game Room
<input type="checkbox"/>	Trash Cans: There are two trash cans in the black cabinet in the Kitchen for trash and recyclables, trash and recycling cans in the carport outside, and a set in the Game Room. All bedrooms and bathrooms have trash cans.	Kitchen and Carport
<input type="checkbox"/>	Trash Service: Every Wednesday and Saturday during peak season (May 1 <sup>st</sup> – September 30 <sup>th</sup> ); one pick-up for solid waste and a separate for recyclables. Please roll-out trash cans to front curb, set 3 feet apart since automated; lid must fully close and no trash outside of the cans. Trash service is only once a week on Wednesdays from October 1 <sup>st</sup> – April 30 <sup>th</sup> .	Carport
<input type="checkbox"/>	Three Vacuum Cleaners: (1) on the top floor next to the top-freezer in the Kitchen, (2) on the middle floor in the Nags Head Bedroom, and (3) in the Cleaning Closet on the ground floor. NOTE: Vacuums may be relocated from prior guests.	Kitchen, Nags Head Bedroom Closet, and Cleaning Closet

**DURING:** This checklist is specific to “during your stay”.

<input checked="" type="checkbox"/>	DESCRIPTION:	LOCATION:
<input type="checkbox"/>	Trash Service: Every Wednesday and Saturday morning; one pick-up for trash and a separate for recyclables. Please roll-out trash cans to front curb, set 3 feet apart since	Carport

	automated; lid must fully close and no trash outside of the cans. Collect trash from all bedrooms, bathrooms, and kitchen Wednesday and Saturday mornings.	
<input type="checkbox"/>	Hot Tub: Due to high winds and changes in weather, please strap down the hot tub cover <i>after each use</i> . Both the hot tub and pool are serviced by Caribbean Pools & Spas on Saturdays and in the middle of the week.	Pool Deck; Ground Floor
<input type="checkbox"/>	Pool: Check daily for any floating objects that may clog or block the skimmer intake and empty out the skimmer baskets. Pool toys, goggles, etc., may have been captured.	Pool Deck; Ground Floor
<input type="checkbox"/>	Beach Gear/Toys: To protect from salty conditions, rinse after each use and store in bin and store chairs on carport shelving.	Carport
<input type="checkbox"/>	Local Attractions/Activities: Peruse the basket of local attractions and brochures stored in the left-bookcase cabinet in the Living Room. There's tons to see and do!	Top Floor
<input type="checkbox"/>	Grease/Lint: Collection containers are provided to collect cooking grease (under the sink cabinet in the kitchen) and lint from the clothes dryer (on the shelf in the Laundry Room). Please empty clothes dryer lint tray <i>after each use</i> . Dispose both in the trash cans.	Kitchen and Laundry Room

**DEPARTURE:** Check-out time is no later than 10:00am (ET), Saturday. The house will be cleaned and inspected by Twiddy for the next guests.

<input checked="" type="checkbox"/>	DESCRIPTION:	LOCATION:
<input type="checkbox"/>	Dispose of all food and beverages. Do not leave for next guest.	Kitchen
<input type="checkbox"/>	Secure beach gear, toys, deck furniture, hot tub cover, grill cover, etc. - If you moved any outdoor or indoor furniture, please restore as you found it.	Throughout
<input type="checkbox"/>	Confirm collection of any personal cell phones, computers, chargers, etc.	Throughout
<input type="checkbox"/>	Log off from any TV Apps, device connections, etc.	Throughout
<input type="checkbox"/>	Check all rooms, drawers, laundry machines, clothes line, etc., for any personal items.	Throughout
<input type="checkbox"/>	Laundry Room: Check for any clothes and detergent. Empty lint trap and bin into trash.	Laundry Room
<input type="checkbox"/>	Outdoor Shower: Check for any personal belongings (e.g., towels, soaps, shampoo, etc.).	Carport
<input type="checkbox"/>	Charcoal Grill (if used): Clean out grill, cover, and empty ash bin into trash.	Outside
<input type="checkbox"/>	Follow Twiddy's prompts for departure, including the start of the dishwasher, removal of linens, and securing the house using the Kaba Keyless System.	Throughout
<input type="checkbox"/>	Bedrooms: Check for any personal items, lower beds if adjusted, and empty trash cans.	Throughout
<input type="checkbox"/>	Dispose of any cigarettes/cigars into trash and clean out any ashtrays/towers.	Throughout
<input type="checkbox"/>	Empty all trash cans into outdoor trash cans and roll out before departure. Wednesdays and Saturdays are trash pick-up days during the peak season of May 1 <sup>st</sup> – September 30 <sup>th</sup> .	Throughout/Carport
<input type="checkbox"/>	Cleaning Closet: Please return any cleaning equipment (e.g., brooms, mop/bucket, vacuum cleaner, iron/ironing board, etc.).	Cleaning Closet on Ground Floor
<input type="checkbox"/>	Secure all windows, sliding glass doors, and exterior doors (e.g., Bedroom Sliders, Front Door, Dry Entry in breezeway, and Game Room).	Throughout

At the conclusion of your stay, you will receive a survey from Twiddy to complete and we will send you one as well. You can also send us additional feedback via the "Contact Us" section on our website at <https://beachtopia.us>. We value your feedback and hope you had some fun, sun, and relaxation! And as a reminder, if you rebook by December 31<sup>st</sup> for next year, Twiddy will provide a discount.

**TAB G: Circuit Break Panel Layout**

Check the *Beach-Topia* website at <https://beachtopia.us> for any updates.

Circuit panel (200 AMP) behind Southern Shores Bedroom door on middle floor, Southside and a sub-panel by Outdoor Shower.

**BEACH-TOPIA, 1271 WINDANCE LN, COROLLA, NC 27927**



#:	Description:	AMPS:
<b>1</b>	Outside Pool Deck Hot Tub (built-in GFCI reset on circuit breaker); Tiki Bar Rec.	50
<b>3</b>		
<b>5</b>	Lower Air Handlers; Middle Floor Ecobee Thermostat	60
<b>7</b>		
<b>9</b>	Ground FL Game Room (Ceiling Lights/Fan, Rec., Ext. Light, Half Bath (all, inc. Exhaust Fan), Refrigerator (built-in GFCI reset on breaker)	15
<b>11</b>	Tankless Hot Water Heater (under stairs, Ground FL), Outside Large Owner's Closet; Ground Stairs Rec.	20
<b>13</b>	[BLANK]	30
<b>15</b>		
<b>17</b>	Middle FL NW BR (Hatteras), Ceiling Fan, Rec., & Light Switch; North Wall Hall Rec.	15
<b>19</b>	Top FL Dining Lights; Top-Freezer Refrig; Kitchen West Ceiling & Over Sink Lights; East Wall & FL Recs.; Modem/Kaba/Router; South Deck Light & Rec.; 3-Season Porch Fan/Light & Rec.	20
<b>21</b>	Top FL Kitchen GFCI (Right of Oven) & West Wall Rec.'s; Garbage Disposal; Dishwasher	20
<b>23</b>	Top FL Kitchen Rec.'s for Bottom Freezer Refrigerator, Left of Oven, & Island (both sides)	20
<b>25</b>	Top FL Kitchen Microwave	20
<b>27</b>	Middle FL Hallway; Hall BA Exhaust Fan & Lights; SW BR (Avon); Stairs Down (b/w Ground & Middle Floors) Lights	15
<b>29</b>	Middle FL NE BR/BA All (Kitty Hawk), 3-Way Middle Deck Lights; <b>and</b> Hall Bath GFCI	15
<b>31</b>	Top FL BR (Corolla) All, BA Lights & Exhaust Fan; Living Room: Ceiling Fan, Fireplace Blower, TV, Sound Bar, DVD Player, Living Room Right Bookcase Rec., Left Bookcase Recs.; Outdoor Top Deck Rec.; 3-Way Top Deck Lights; Attic Light and Rec.	15
<b>33</b>	Pool Filtration Equipment; Pool Deck Lights; Outdoor Switch/Rec. for Pool Light & Rope Lighting (on beam near outdoor shower); Shower Area Lights; Utility Rec.; Pergola Rec.	40
<b>35</b>		
<b>37</b>	Ground FL Game Room Half BA GFCI Rec.	20
<b>39</b>	[BLANK]	

AMPS:	Description:	#:
60	Upper Air Handlers; Top FL Ecobee Thermostat	<b>2</b>
		<b>4</b>
40	Top FL Kitchen Oven/Range	<b>6</b>
		<b>8</b>
30	Upper HVAC (Heat Pump)	<b>10</b>
		<b>12</b>
30	Lower HVAC (Ground & Middle Floors) (Heat Pump)	<b>14</b>
		<b>16</b>
30	Ground FL Clothes Dryer  (Clothes Washer Breaker# 28)	<b>18</b>
		<b>20</b>
20	Top FL BR (Corolla) BA, Vanity GFCI & Rec., Single Light, North Wall GFCI, West Wall Rec.	<b>22</b>
20	Ground FL BR/BA (Duck); Carport Rec. (b/w closets); Outside Small Owner's Closet Light	<b>24</b>
20	Ground FL Hallway/Lights, Laundry Rm Light; Carport Lights; Breezeway Light	<b>26</b>
20	Ground FL Clothes Washer (Clothes Dryer Breakers 18 & 20)	<b>28</b>
15	Middle FL South (Southern Shores) BA All (GFCI) Recs; Front Porch Rec.	<b>30</b>
15	Top FL Kitchen Island Lights; Half BA; North & South Floor Rec.; West Wall Rec.'s (stair banister & outside of half bath); West Living Room Ceiling Lights	<b>32</b>
15	Middle FL South BR & BA Lights & Exhaust Fan Switches (Southern Shores); Outdoor Middle Deck Rec.	<b>34</b>
15	Middle FL NE BR (Nags Head); Hall SW & South Rec.'s; Top Stairs Landing; Front Porch Lights/Ceiling Fans/Floodlights	<b>36</b>
	[BLANK]	<b>38</b>
	[BLANK]	<b>40</b>

FL = Floor; Rec. = Receptacle/Outlet; BR = Bedroom; BA = Bathroom; NE = Northeast; NW = Northwest; SW = Southwest

## TAB H: Community Amenities & Map

Check the *Beach-Topia* website at <https://beachtopia.us> for any updates.

*Beach-Topia* is located in *The Villages at Ocean Hill* (VOH; <https://villagesatocceanhilcorolla.com/>), “Where the road ends and the fun begins!”, the association offers a variety of amenities, all within walking distance; some amenities available for a nominal fee.

NOTE: The Southside of VOH borders the neighboring “*Ocean Hill*” *Property Owners Association* (beach-side). VOH and Ocean Hill share the beach access near *Beach-Topia*. During peak season, Ocean Hill vigorously monitors the beach access and driving on *their property* for drop-off/pick-up and parking is prohibited. Ocean Hill is responsible for maintaining the Tasman and Bismark beach access paths; see paths on community map.

The VOH brochure outlines the amenities and includes a map on the reverse (*see next page for images*). A full front-to-back copy of the brochure is also posted on the top-freeze refrigerators in the Kitchen and in the Game Room, posted under the “Downloads” section on our website at <https://beachtopia.us>, and attached to this Tab.

- The Speed Limit throughout the VOH is 15 MPH. No street/curb parking is allowed and ticketed by the County Sheriff.
- Oceanfront Pool Complex: Located at “E” on the *Community Map*, the complex includes one of the community pools, outdoor showers, restrooms, and Sharky’s Snack Bar.
  - Sharky’s sells concessions, from 10:00am – 6:00pm daily during the summer peak season. NOTE: Items sold and operating hours are subject to change. Only cash is accepted.
  - Pool: Hours of operation are Saturday of Memorial Day Weekend through Monday Labor Day, 10:00am – 6:00pm; there is NO lifeguard and guests swim at their own risk. Pool Passes are required and can be found in the Renter Packet provided by Twiddy.
- Sports Complex: See “C” on the *Community Map*. This complex offers the following: Playground, Tennis, Basketball, Sand Volleyball, and Pickleball. Parking near Lakeside Pool and Pickleball courts.
- Fitness Center: See “B” on the *Community Map*. The Center is fully equipped! Daily and weekly usage passes are available for a nominal fee. In addition to fitness equipment, there are men’s and women’s showers, water cooler, physician’s scale, and free hand towels.
  - Hours of Operation: Off-Season (Monday-Saturday; Closed Sundays) 7:00am – 2:00pm (ET), In-Season (Saturday of Memorial Day weekend through Monday of Labor Day weekend) 7:00am – 5:00pm (ET) daily.
  - For more information, a current list of equipment, current fees, and hours of operation, go to <https://villagesatocceanhilcorolla.com/fitness-activity/> or call (252) 453-9604.
- Sand Volleyball Court: Located across the street from *Beach-Topia*, see “D” on the *Community Map*, the court is available on a first-come-first-served basis. See “C” on the *Community Map* for another court.
- Balls/Paddles: Equipment located on Fitness Center; some available for a nominal fee or purchase.
- Lakeside Pool Complex: The other community pool, restrooms, showers, and lake boardwalk. See “A” on the *Community Map*. The hours of operation above also applies to this community pool location.
- Beach Chair & Umbrella Rentals: A private concession offers rental of beach chairs, umbrellas, and equipment at the base of the oceanfront pool complex beach access during the summer season. See “F” on the *Community Map*. To learn more, go to <https://www.vohbeachrentals.com>.

Right next door, north-side to *Beach-Topia*, is one of two beach access parking lots. However, the parking lots are *strictly* for VOH members and guests, and requires a VOH parking permit. No overnight parking is allowed. One parking permit is provided to guests in the Renter Packet obtained from Twiddy.

There are 7 beach access points throughout the VOH (5 are part of VOH and 2 are part of the neighboring Ocean Hill association); whereas, the beach access next to *Beach-Topia* is 400 feet away! Beach fires and fireworks are prohibited at all times. Please remember to fill in any holes dug into the beach sand and dispose of all trash.

Dune Protection: Please keep off of the dunes! Do not damage or remove fences, sea oats, or foliage as they help preserve the delicate environment. Monitor any lifeguard flags at the foot of some beach accesses.

Parking on the 4x4 beach requires a beach parking permit. Go to the following webpage to learn more and purchase a permit: <https://co.currituck.nc.us/beach-parking/>.

## Recreational Facilities

**Fitness Center:** A Fitness Center is located at 1236 Lakeside Dr (see map). The Hours of Operation are In-Season 7am-5pm (ET) daily (Saturday Memorial Day Weekend thru Monday Labor Day) and Off-Season 7am-2pm (ET), Monday-Saturday. For any questions, call (252) 453-9604 during business hours.

All users must sign-in at the Fitness Center and adhere to the posted rules, including limiting use of gym equipment to 30 minutes when others are waiting. The occupancy limit is 32 people at a time. Users must be at least 16 years of age. All users acknowledge and accept the risk of injury or medical problems that may arise from use of the Fitness Center.

The Fitness Center provides cardio and weight training equipment, male and female dressing rooms (e.g., lockers, showers, and restrooms), free hand towels, water station, floor/yoga mats, stability and stretch balls, TVs, an AED and a first aid kit.

**Swimming Pools:** There are two chlorinated swimming pools: (1) Lakeside Pool Complex on Lakeside Dr near the Fitness Center, and (2) Oceanfront Pool Complex on Sandcastle Dr. The Hours of Operation are In-Season 10am-6pm (ET) daily (Saturday Memorial Day Weekend thru Monday Labor Day) and closed Off-Season. NOTE: There is no lifeguard and no diving, swim at your own risk. Both pool complexes have community parking lots, restrooms, showers, and a first aid kit. A pool pass is required for renters; see Renter Packet or attendant for any questions.

The Oceanfront Pool Complex also has a boardwalk and stairs to the beach, outside showers, and is connected to Sharky's Snack Bar (opened during in-season hours and sells ice cream, snacks, and drinks for cash). An AED and first aid kit are available.

**Sports Complex:** The Sports Complex is located off Lakeside Dr, across from the Fitness Center and Lakeside Pool Complex. The Complex provides the following: 2 Tennis and 2 Pickleball Courts\*, a Sand Volleyball Court, Basketball Court, and a Playground. Racquet courts are first-come-first-served unless a reservation was made during business hours. Rackets, paddles, and balls for the Sports Complex are available for rent at the Fitness Center. Parking is available at the Lakeside Pool Complex or next to the Pickleball Courts on Fairwinds Ln. An additional Sand Volleyball Court is located on Fourwinds Ct. See map for layout and locations.

**Reservations:** You are highly encouraged to make reservations for the Racquet Courts either at the Fitness Center or online using the "Schedule Appointment" feature on the VOH website.

**Crystal Lake:** The lake can be used for non-motorized boating and catch-and-release fishing. Swimming is not permitted. Use the lake at your own risk. A Turtle Walk and Deck are located next to the Lakeside Pool.

**Tourism:** To learn more about Currituck County, go to their website at [www.visitcurrituck.com](http://www.visitcurrituck.com).

\* A fee applies for use of the Fitness Center and Racquet Courts; see the VOH website ([www.villagesatocceanhillcorolla.com](http://www.villagesatocceanhillcorolla.com)) for current fees or call the Fitness Center at (252) 453-9604 during business hours. Fees can be paid by cash or with a credit card at the Fitness Center.

## Community Notices

**Speed Limit:** Limit vehicle speed to 15 Miles Per Hour.

**Golf Carts:** Low Speed Vehicle (LSV) golf carts are allowed in the community. However, users must comply with Currituck County Ordinance ([https://library.municode.com/nc/currituck\\_county/codes/code\\_of\\_ordinances](https://library.municode.com/nc/currituck_county/codes/code_of_ordinances)). A golf cart requires a VOH Parking Permit when parked at the oceanside parking lots.

**Community Parking Lots:** Park in driveways and community parking lots only and keep all wheels on the paved surfaces. Do not park on the street or on the shoulders nor on the lawn. Overnight parking in community lots is not allowed. No RV, trailer, or commercial parking in parking lots and no RVs, boats, or large trailers allowed on residential driveways. Parking permits are required at the oceanside parking lots and must be displayed on dashboard. Guest Parking Permits valid after 4pm (ET) on check-in date through 10am (ET) on check-out date. Pet Waste Stations, Trash Cans, and Bike Racks are provided at some parking lots. VOH is not responsible for personal belongings.

**Trash & Recycling:** All trash must be placed in the wheeled containers and lids closed. In-Season trash pick-up (May 1 - September 30) are on Wednesdays and Saturdays, and off-season pick-up is on Wednesdays only. Containers should be placed side-by-side, a few feet apart, at the roadside curb the night before. Any trash not placed in the containers will not be picked up. Containers must be returned to their storage locations after pick-up. Free bulk pick-up (e.g., large trash items, broken beach gear, etc.) can be arranged by calling Bay Disposal at (252) 491-5105 and providing the house address; pick-up is usually on Fridays.

**Beach Fires & Fireworks:** Prohibited by county ordinances.

**Beach Access & Etiquette:** Beach Accesses are identified on the map; a mix of boardwalk and sand paths. Keep off the dunes; walking, climbing, jumping, etc. is prohibited by county ordinance and violators may be fined by the Sheriff. Do not damage or remove fences, sea oats or foliage as they help preserve the delicate environment. Take all beach gear back with you at the end of the day; do not leave broken gear or trash on beach. Trash cans are provided at all community parking lots. Keep dogs on leash and pick-up after them. Fill in any holes dug in the sand; holes are dangerous to sea turtles, wild horses, and lifeguard and emergency vehicles. A County Beach Lifeguard is located near the beach rental area (see "F" on map) during the peak summer season.

**Pets:** Please remember to clean-up after your pets. Pet waste stations and waste bins are available throughout the community. Dogs must be leashed at all times!

**Dark Skies Initiative:** Help support by turning off all exterior lights by 11:00pm (ET) daily.

**Corolla Wild Horses:** Respect the wild horses and admire from a distance. Do NOT feed, approach, or touch the horses. Horses can only digest natural beach grasses. Stay at least 50 feet away; Sheriff will ticket. Call non-emergency line at (252) 453-3633 for any horse sightings in the neighborhood or beach.

**Beach Gear Rentals:** A private concession offers rental of cabana services and beach gear at the base of the Oceanfront Pool Complex boardwalk to the beach during the summer season. Additional information can be found on the VOH website. A postcard is also inserted in the Renter Packet provided to rental properties.

THE VILLAGES AT  
**Ocean Hill**  
Where the road ends and the fun begins!



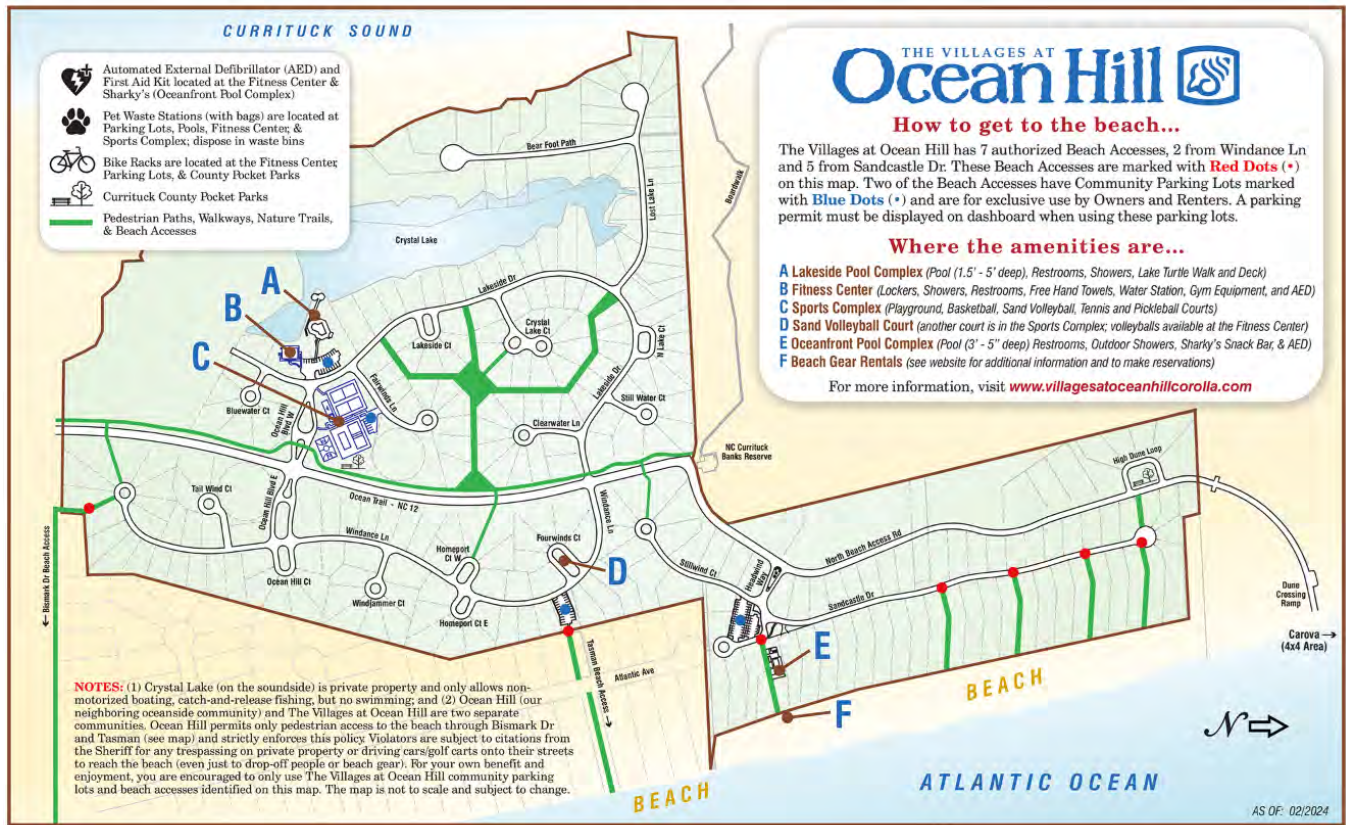
## Community Map & Information

The Villages at Ocean Hill (VOH)  
Community Association

Mail: PO Box 376, Corolla, NC 27927  
Fitness Center: 1236 Lakeside Dr.  
[www.villagesatocceanhillcorolla.com](http://www.villagesatocceanhillcorolla.com)  
Phone: (252) 453-9604

Emergencies: Dial 9-1-1  
Non-Emergency: (252) 453-3633

AS OF: 02/2024



The VOH amenities and community map are subject to change; see the VOH website for updates, current hours, and fees at <https://villagesatocceanhillcorolla.com/>.

## TAB I: List of DVDs

Check the *Beach-Topia* website at <https://beachtopia.us> for any updates.

The following DVDs are available for your viewing pleasure and at your own risk; these are the property of *Beach-Topia*. The DVD Library Case is located inside the left bookcase cabinet in the Living Room (or in the Game Room). A Blu-Ray DVD Player is located in the “Living Room” and “Game Room”. **Please return any viewed DVD when finished so that other guests may enjoy!** The list is in alphabetical order by series/title and as of the date stamp shown. There are over 160 DVDs to choose from. A film rating legend appears below.

<b>G</b>	General Audiences (All Ages)	<b>PG</b>	Parental Guidance Suggested (Some Material May Not Be Suitable For Children)
<b>PG-13</b>	Parents Strongly Cautioned (Some Material May Be Inappropriate for Children Under 13)	<b>R</b>	Restricted (Under 17 Requires Accompanying Parent or Adult Guardian)

- |   |  |
|---|--|
| <ol style="list-style-type: none"> <li>1. Abba: The Movie (G)</li> <li>2. Accountant, The (R)</li> <li>3. Alien: Covenant (R)</li> <li>4. Alien: Prometheus (R)</li> <li>5. All the King's Men (PG-13)</li> <li>6. Angel Has Fallen (R)</li> <li>7. Aquaman (PG-13)</li> <li>8. Argo (R)</li> <li>9. Avengers, The (PG-13)</li> <li>10. Avengers, The: Infinity Wars (PG-13)</li> <li>11. Backdraft (R)</li> <li>12. Batman: The Dark Knight (PG-13)</li> <li>13. Batman: The Dark Knight Rises (PG-13)</li> <li>14. Batman: The Batman (2022) (PG-13)</li> <li>15. Batman vs. Superman: Dawn of Justice (R)</li> <li>16. Big Fish (PG-13)</li> <li>17. Billy Elliot (R)</li> <li>18. Black Hawk Down (R)</li> <li>19. Black Swan (R)</li> <li>20. Blues Brothers, The (R)</li> <li>21. Bohemian Rhapsody (PG-13)</li> <li>22. Bond: From Russia with Love (PG)</li> <li>23. Bond: No Time To Die (PG-13)</li> <li>24. Bourne (1 of 5): The Bourne Identity (PG-13)</li> <li>25. Bourne (2 of 5): The Bourne Supremacy (PG-13)</li> <li>26. Bourne (3 of 5): The Bourne Ultimatum (PG-13)</li> <li>27. Bourne (4 of 5): The Bourne Legacy (PG-13)</li> <li>28. Bourne (5 of 5): Jason Bourne (PG-13)</li> <li>29. Captain America 1: The First Avenger (PG-13)</li> <li>30. Captain America 2: The Winter Soldier (PG-13)</li> <li>31. Captain America 3: Civil War (PG-13)</li> <li>32. Chronicles of Narnia: The Lion, the Witch, and the Wardrobe (PG)</li> <li>33. Cinderella Man (PG-13)</li> <li>34. City of Ember (PG)</li> <li>35. Client, The (PG-13)</li> <li>36. Color Purple, The (PG-13)</li> <li>37. Dare Devil (R)</li> <li>38. Dead Poets Society (PG)</li> <li>39. Despicable Me (PG)</li> <li>40. Despicable Me 2 (PG)</li> <li>41. Despicable Me 3 (PG)</li> </ol> | <ol style="list-style-type: none"> <li>42. Die Hard (R)</li> <li>43. Divergent Series (1 of 3): Divergent (PG-13)</li> <li>44. Divergent Series (2 of 3): Insurgent (PG-13)</li> <li>45. Divergent Series (3 of 3): Allegiant (PG-13)</li> <li>46. Doctor Strange (PG-13)</li> <li>47. Doctor Strange in the Multiverse of Madness (PG-13)</li> <li>48. Downton Abbey (The Movie) (PG)</li> <li>49. Downton Abbey: A New Era (PG)</li> <li>50. Dream House (PG-13)</li> <li>51. Dumb &amp; Dumber (PG-13)</li> <li>52. Ender's Game (PG-13)</li> <li>53. Europa Report (PG-13)</li> <li>54. E.T.: The Extra-Terrestrial (PG)</li> <li>55. Family Business (R)</li> <li>56. Fantastic Beasts 1: And Where to Find Them (PG-13)</li> <li>57. Fantastic Beasts2: The Crimes of Grindelwald (PG-13)</li> <li>58. Fantastic Beasts 3: The Secrets of Dumbledore (PG-13)</li> <li>59. Field of Dreams (PG)</li> <li>60. Firm, The (R)</li> <li>61. Game, The (R)</li> <li>62. Gladiator (R)</li> <li>63. Golden Child, The (PG-13)</li> <li>64. Good Shepherd, The (R)</li> <li>65. Great Wall, The (PG-13)</li> <li>66. Greatest Showman, The (PG)</li> <li>67. Green Mile, The (R)</li> <li>68. Guardians of the Galaxy Volume 1 (PG-13)</li> <li>69. Guardians of the Galaxy Volume 2 (PG-13)</li> <li>70. Guardians of the Galaxy Volume 3 (PG-13)</li> <li>71. Harry Potter: And the Sorcerer's Stone (1 of 8) (PG-13)</li> <li>72. Harry Potter: And the Chamber of Secrets (2 of 8) (PG-13)</li> <li>73. Harry Potter: And the Prisoner of Azkaban (3 of 8) (PG-13)</li> <li>74. Harry Potter: And the Goblet of Fire (4 of 8) (PG-13)</li> </ol> |
|---|--|



75. Harry Potter: And the Order of the Phoenix (5 of 8) (PG-13)
76. Harry Potter: And the Half-Blood Prince (6 of 8) (PG-13)
77. Harry Potter: And the Deathly Hallows Part 1 (7 of 8) (PG-13)
78. Harry Potter: And the Deathly Hallows Part 2 (8 of 8) (PG-13)
79. Hidden Figures (PG)
80. Hook (PG)
81. Hunger Games, The, Catching Fire (PG-13)
82. Hunger Games, The, Mockingjay Part 1 (PG-13)
83. Hunger Games, The, Mockingjay Part 2 (PG-13)
84. Hunger Games, The, The Ballad of Songbirds & Snakes (PG-13)
85. Huntsman, The, Winter's War (PG-13)
86. Illusionist, The (PG-13)
87. In the Mouth of Madness (R)
88. Inception (PG-13)
89. Independence Day (PG-13)
90. Indiana Jones and the Kingdom of the Crystal Skull (PG-13)
91. Jack Reacher: Never Go Back (PG-13)
92. Jack Ryan: Shadow Recruit (PG-13)
93. John Wick (R)
94. Jupiter Ascending (PG-13)
95. Jurassic World: Dominion (PG-13)
96. Justice League (PG-13)
97. Knight and Day (PG-13)
98. Knives Out (PG-13)
99. Ladyhawke (PG-13)
100. Live Die Repeat: Edge of Tomorrow (PG-13)
101. London Has Fallen (R)
102. Logan (X-Men Series) (R)
103. Martian, The (G)
104. Maze Runner, The (PG-13)
105. Maze Runner, The Scorch Trials (PG-13)
106. Men In Black International (PG-13)
107. Mission Impossible 2 + Bonus Disc (PG-13)
108. Minions (PG)
109. Mona Lisa Smile (PG-13)
110. Moulin Rouge (PG-13)
111. Mule, The (R)
112. Mummy, The (PG-13)
113. Nights in Rodanthe (PG-13)
114. No Country for Old Men (R)
115. North Country (R)
116. Now You See Me (PG-13)
117. Now You See Me 2 (PG-13)
118. Oblivion (PG-13)
119. Olympus Has Fallen (R)
120. One, The (PG-13)
121. Paycheck (PG-13)
122. Percy Jackson 1: The Lightning Thief (PG)
123. Percy Jackson 2: Sea of Monsters (PG)
124. Philadelphia (PG-13)
125. Planes, Trains, & Automobiles (R)
126. Pulp Fiction (R)
127. Pursuit of Happyness, The (PG-13)
128. Radio (PG)
129. Red Corner (R)
130. Resident Evil: Apocalypse (R)
131. Robin Hood: Prince of Thieves (PG-13)
132. Sahara (PG-13)
133. Shooter (R)
134. Sleeping with the Enemy (R)
135. Snow White and the Huntsman (PG-13)
136. Sound of Music, The (PG)
137. Spider-Man: No Way Home (PG-13)
138. Star Trek: Beyond (PG-13)
139. Star Trek: Into Darkness (PG-13)
140. Star Wars: Rogue One (PG-13)
141. Terminator 1 (R)
142. Terminator 2: Judgement Day (R)
143. Terminator 3: Rise of the Machines (R)
144. Terminator 4: Salvation (PG-13)
145. Terminator 5: Genisys (PG-13)
146. Terminator 6: Dark Fate (R)
147. Theory of Everything, The (PG-13)
148. Thor: Love and Thunder (PG-13)
149. Trainspotting (R)
150. Transformers: Age of Extinction (PG-13)
151. Transformers: The Last Knight (PG-13)
152. Tron (The Original Classic) (PG)
153. Tron (Legacy) (PG)
154. Troy (Director's Cut) (Not Rated; R)
155. Two Weeks Notice (PG-13)
156. U-571 (PG-13)
157. Valerian and the City of a Thousand Planets (PG-13)
158. Victoria & Abdul (PG-13)
159. War for the Planet of the Apes (PG-13)
160. Wild in Corolla (Wild Horses in North Carolina's Outer Banks) (G)
161. Willy Wonka & the Chocolate Factory (G)
162. Wolverine, The (PG-13)
163. Wonder Woman (PG-13)
164. Wonder Woman 1984 (PG-13)
165. World War Z (PG-13)
166. Xanadu (PG)
167. X-Men: Apocalypse (PG-13)
168. X-Men Origins: Wolverine (PG-13)

## TAB J: Games, Media, & Toys

Check the *Beach-Topia* website at <https://beachtopia.us> for any updates.

Below is a list of various games and toys (including beach equipment) and their location; these are the property of *Beach-Topia*. A copy of this Tab is also posted on the left side of the refrigerator in the Game Room (ground floor). ***Please return games (and their pieces) back to the Game Room for other guests to enjoy!***

### GAME ROOM BOOKCASE (Ground Floor; some games require batteries):

- |                                      |   |  |
|--------------------------------------|---|--|
| 1. 90's Game, The                    | 18. Monopoly: Star Wars Edition             | 29. Puzzle (Calm, 300 Pieces)                  |
| 2. Backgammon                        | 19. Murder Mystery                          | 30. Puzzle (Currituck Lighthouse, 1000 Pieces) |
| 3. Boggle                            | 20. Pictureka!                              | 31. Puzzle (Disney, 200 Pieces)                |
| 4. Candyland                         | 21. Playing Cards (3 Decks)                 | 32. Puzzle (Polaroid, 500 Pieces)              |
| 5. Clue                              | 22. Poker Chips (in aluminum case)          | 33. Rummikub (2 Sets; Large Numbers Edition)   |
| 6. Cranium                           | 23. Puzzle (Audubon (birds), 1000 Pieces)   | 34. Scrabble (Deluxe Edition)                  |
| 7. Crazy 8' Card Game                | 24. Puzzle (Adirondack Chairs, 750 Pieces)  | 35. Scrabble Twist                             |
| 8. Friends Trivia Game               | 25. Puzzle (Amazon Rainforest, 1000 Pieces) | 36. Sequence                                   |
| 9. Hues & Clues                      | 26. Puzzle (Be Happy, 500 Pieces)           | 37. Simon                                      |
| 10. I Love Lucy (board game)         | 27. Puzzle (Beach-Topia, 252 Pieces)        | 38. Sorry!                                     |
| 11. Jenga (Rainbow)                  | 28. Puzzle (Beach Vibes, 300 Pieces)        | 39. Taco, Cat, Goat, Cheese, Pizza Card Game   |
| 12. Jenga (Traditional)              |   | 40. Uno Deluxe                                 |
| 13. Liar's Dice                      |   | 41. Uno Splash                                 |
| 14. Logo Board Game, The             |   | 42. Yahtzee                                    |
| 15. Mancala                          |   | 43. Zingo!                                     |
| 16. Mexican Train (in aluminum case) |   |  |
| 17. Monopoly: Here and Now           |   |  |

### OUTDOOR GAMES (Game Room Bookcase; Ground Floor):

- |                   |               |                |                      |
|-------------------|---------------|----------------|----------------------|
| 1. Bocce Ball Set | 2. Horseshoes | 3. Giant Chess | 4. Yard Dice/Yardzee |
|-------------------|---------------|----------------|----------------------|

### MEDIA OPTIONS:

1. Atari Flashback 9 Gold: Located on the TV console table in the Game Room (ground floor).
  - a. Uses two battery-operated joysticks; 2 AAA batteries each
2. Sony Blu Ray DVD Players:
  - a. Living Room (on top of fireplace hearth; top floor)
  - b. Game Room (on the TV console table; ground floor)

**OUTDOOR STORAGE BIN (Carpport):** Please rinse off all beach equipment and toys before storing; the salty conditions quickly corrode any metals. Availability is subject to change.

- |                       |                   |                           |
|-----------------------|-------------------|---------------------------|
| 1. Basketball         | 3. Cornhole       | 5. Sandcastle Supplies    |
| 2. Blue Beach Blanket | 4. Beach Umbrella | 6. Variety of Pool Floats |

Beach chairs are stored on the shelves built into the Northside of the Carpport.

Many games, beach gear, and pool floats were donated from past guests. We cannot guarantee their condition or availability. If you wish to leave such, please let us know by using the "Contact Us" feature on our website (<https://beachtopia.us>) and we will update this list. Please return for other guests to enjoy. Thank You!!

## TAB K: Kitchen Inventory

Check the *Beach-Topia* website at <https://beachtopia.us> for any updates.

The following is a kitchen inventory (as of the date stamp appearing in the footer) to provide guests an idea of what may be provided. The inventory shows the quantity and item by topic and is subject to change. See “TAB Z: User Manuals” referenced in the *Welcome Binder* for a list of available manuals for appliances. See “TAB U: Kitchen Layout” where contents are located in cabinets and drawers (a copy is posted on the left-side of the top-freezer refrigerator in the kitchen). Please inform Twiddy of any broken or missing items or use the “Contact Us” feature on our website at <https://beachtopia.us> to let us know. Let us know if there are any other items you suggest and we’ll consider.

Major appliances consist of the following: (1) Dishwasher (2) Electric Range with multiple dual burners (e.g., small and large), (3) Electric Oven (bake, broil [Hi/Lo], and storage underneath), (4) Microwave (with exterior exhaust vent, 1.7 cu. Ft., 1000 watts, with a surface fan and light; a second microwave is located in the Game Room), (5) GE Side-by-Side Refrigerator/Freezer (with 2 ice makers, filtered water dispenser, and door alarm), and (6) a GE Top-Freezer Refrigerator (with an ice maker); a second top-freezer refrigerator (with ice maker) is located in the Game Room on the ground floor. Reference to “+” indicates multiple quantities.

Storage: Food can be stored in the pantry cabinet, on the baker’s rack, and on the buffet cabinet.

Some notes to be aware of: (1) upon arrival and stocking the refrigerators, it may take a few hours to reach full cooling temperature (avoid blocking any vents or overpacking; a third refrigerator is located in the Game Room), (2) ice maker trays are emptied after each rental for sanitary reasons and may take a few hours to replenish, (3) the garbage disposal switch is on the right-hand side of the sink, and (4) the linens provided from Twiddy includes dish hand towels, but you may want to bring extra and launder throughout the week. All cabinets and drawers (including baker’s rack and buffet cabinet) have shelf liners.

### BAKEWARE:

+	Glass Baking Dishes (various sizes)
+	Glass Bowls (various sizes)
1	Roasting Pan (e.g., turkey)
1	Set of Corning Ware Bakeware

### POTS, PANS, & LIDS:

1	Broiler Pan (for oven)
+	Frying Pans (various sizes)
+	Sauce Pots (various sizes)
1	Steamer/Double Boiler Pot
+	Stock Pots (various sizes)
2	Tea Kettle (metal/cast iron)
+	Various Lids (for pots & pans)
1	Set of Brownie Pans
1	Set of Cupcake Pans
2	Set of Loaf Pans
2	Pizza Pans

### SERVEWARE:

+	Chips & Dip Trays (ceramic & plastic)
+	Cutting Knives
+	Mixing Bowls (ceramic, glass, & plastic)
+	Serving Bowls (various)
+	Steak Knives (for dinner)
+	Ceramic Platters

### PLATEWARE: (white porcelain)

+	Bowls (various)
+	Dinner Plates
+	Small Plates

### DRINKWARE:

+	Beer Glasses (glass)
+	Coffee Mugs

+	Drink (Juice) Glasses
+	Plastic Cups (short & tall)
+	Shot Glasses (glass)
+	Stemless Wine Glasses (glass)
+	Tall Glasses (glass)
+	Wine Glasses (stem, plastic)

### PLASTICWARE:

+	Bowls & Plates (for kids)
+	Forks & Spoons (for kids)
+	Pitchers
+	Glasses (see “Drinkware” & for kids)
+	Rubbermaid Flex & Seal Storage Containers with Lids

### COOKIE SHEETS & CUTTING BOARDS:

+	Cookie Sheets (various sizes)
+	Cooling Racks

+	Cutting Boards (wood & plastic)
2	Silicon Baking Mats

**SILVERWARE & UTENSILS:**

+	Bag Clips
2	Can Openers (manual)
1	Jar/Bottle Opener
1	Cheese Grater
1	Cheese Slicer
1	Drying Mat
1	Egg Slicer
2	Egg Yolk Separator
1	Food Cutting Sheers
+	Forks (various sizes)
+	Spoons (various sizes)
+	Knives
+	Funnels (silicon; various sizes)
1	Garlic Press
1	Green Sink Sponge Caddy
1	Juicers
1	Knife Sharpener
1	Lemon/Lime Squeezer
+	Lobster/Crab Picks (variety)
+	Lobster/Crab Sheers/Claws
1	Masher
+	Metal Skewers
1	Pizza Slicer
+	Mixing Spoons/Ladles /Turners
+	Chip Bag Clips
2	Silicon Microwave Mats
+	Serving Spoons/Forks
+	BBQ Utensils
+	Wooden Spoons
+	Silicone Brushes (for basting)
+	Bottle Brushes (for cleaning)
+	Silicone Spatulas
3	Spoon Rests
1	Stainless Steel Utensil Caddy
+	Tongs
3	Vegetable Peelers
+	Whisks (various sizes)
1	Wine Bottle Opener

3	Wire Strainers
---	----------------

**SMALL APPLIANCES:**

1	Air Fryer
1	Beater
1	Blender
1	Coffee Grinder
1	Coffee Maker (drip, cone)
1	Coffee Maker (Keurig; pods)
1	Garbage Disposal
1	Grill/Griddle, Electric
1	Kettle, Electric
1	Microwave (tabletop in Game Room)
1	Popcorn Maker
1	Rice Cooker
1	Single Hot Tea Dispenser
1	Slow Cooker (crock pot)
1	Taco Bar Set
1	Toaster (4 slices)

**MISCELLANEOUS:**

1	Bagel Cutter
+	Colanders (strainers)
2	Drying Racks
1	Fire Extinguisher (under sink)
1	Grocery Bag Storage (under sink)
1	Ice Bucket
2	Large Plastic Trash Cans (one for regular trash & one for recycling)
1	Martini Shaker/Jigger/Spoon /Strainer
+	Measuring Cups (glass/plastic)
+	Measuring Spoons (metal/plastic)
+	Meat Thermometers
1	Oven Thermometer
2	Meat Injectors
2	Microwave Plastic Plate Covers

7	Oven Mitts/Handles (fabric, silicone)
1	Paper Towel Holder (stand)
+	Place Mats (12+, dark green)
1	Reusable Cone Coffee Filter
1	Reusable Keurig Coffee Filter
1	Stainless Steel Napkin Holder Stand
+	Trivets/Pot Holders (wood)
1	Apple Cutter
1	Baster
1	Flour Sifter
2	Plastic Serving Trays
1	Rolling Pin
1	Tortilla Warmer
1	Gravy Boat
2	Ice Trays
1	Grease Bin
2	Wire Skimmer/Strainer Ladles

**WHAT'S NOT OR MAY NOT BE INCLUDED FOR THE KITCHEN:**

- Cleaning Supplies (wipes, surface cleaner, trash bags, rags)
- Coffee Filters (drip/cone)
- Corn Holders
- Dish & Dishwasher Detergent, and Rinse Aid
- Disposable Storage Containers (e.g., Glad Ware, Ziploc)
- Food, Beverages, Condiments, and Spices
- Paper Products (paper plates, napkins, paper towels)
- Kitchen Towels
- Plastic Wrap, Foil, Parchment, etc.
- Plastics (baggies, straws)
- Scrubbing Equipment (brushes, scrub pads, etc.)
- Cooking Oils/Sprays
- Toothpicks, Skewers
- Wine Bottle Stoppers/Cutter
- Charcoal/Lighter Fluid (for the Charcoal Grill outside)

**TAB L: Library of Books**Check the *Beach-Topia* website at <https://beachtopia.us/> for any updates.

Below is a library of books stored on the bookcase shelves in the Living Room on the top floor. There are over 40 books to choose from. The list is in alphabetical order by title. Some books were donated from past guests. If you wish to donate a book, let us know by using the “Contact Us” feature on our website (<https://beachtopia.us>) and we will update this list.

<b>TITLE:</b>	<b>AUTHOR(S):</b>	<b>ISBN:</b>
Adventure Carolinas: Your Go-To Guide for Multi-Sport Outdoor Recreation	Joe Miller	978-1469614168
American on Purpose: The Improbable Adventures of an Unlikely Patriot	Craig Ferguson	978-0-06-171954-7
Anything But Chardonnay: A Guide to the Other Grapes	Laura Holmes Haddad	978-1-58479-661-9
Armchair Birder Goes Coastal, The	John Yow	978-1-4696-2189-0
Beach-Topia Before	KAPmins Holdings	1271 Windance Ln
Best of Seashells: Projects for Adults & Kids	Design Originals	978-1-5742-1330-0
By Book or by Crook	Eva Gates	978-0-451-47093-5
Compact Guide to North Carolina Birds	Curtis Smalling & Greg Kennedy	978-976-8200-03-07
Corolla Walking Tour and Guide Book – 5 <sup>th</sup> Edition	Norris Austin, Molly Harrison, & Whiting Lee Schindel	978-0-9842967-1-2
Did You See That? On The Outer Banks	Joe Sledge	978-0-9980968-4-1
Explorer’s Guide: North Carolina’s Outer Banks – 3 <sup>rd</sup> Edition	Renee Wright	978-1-68268-128-2
First Guide to Shells of North America	Roger Tory Peterson	978-0395911822
Fishing North Carolina’s Outer Banks: The Complete Guide to Catching More Fish from Surf, Pier, Sound, and Ocean (Southern Gateways Guide)	Stan Ulanski	978-0807872079
Food for Fitness: Eat Right to Train Right	Chris Carmichael	0-425-20255-0
Guide to Sea Kayaking in North Carolina	Pam Malec	978-0762708178
Guide to the Interstates Crossing America – 3 <sup>rd</sup> Edition	National Geographic	0-7922-7473-3
Hidden History of the Outer Banks	Sarah Downing	978-1-60949-914-3
How to Read a North Carolina Beach	Pilkey, Rice, & Neal	0-8078-5510-3
Insiders’ Guide: North Carolina’s Outer Banks – 33 <sup>rd</sup> Edition	Globe Pequot	978-1-4930-4400-9
Jane Fonda: My Life So Far	Jane Fonda	0-375-50710-8
Journey Through the Outer Banks	Wes Snyder	978-1493048939
Legend of Rock Paper Scissors, The	Drew Daywalt	978-0-06-243889-8
Lighthouses of the Carolinas	Terrance Zepke	978-1561645039
Lost Restaurants of the Outer Banks and Their Recipes	Amy Pollard Gaw	978-1-4671-4081-2

Murder at Whalehead	Joe C. Ellis	978-0-9796655-0-9
Nags Head Walking Tour & Guidebook	One Boat Guides	0-9768164-4-X
Nature Guide to the Carolina Coast	Peter Meyer	978-0962818608
Nature of the Outer Banks, The	Dirk Frankenberg	978-08087845424
NC 12: Gateway to the Outer Banks	Dawson Carr	978-1469628141
North Carolina Lighthouses: A Guidebook For All Existing North Carolina Lighthouses	Cheryl Shelton-Roberts	0-9676537-1-1
North Carolina Lighthouses and Lifesaving Stations	John Hairr	978-0738515205
North Carolina's Barrier Islands: Wonders of Sand, Sea, & Sky	David Blevins	978-1469632490
On This Day In Outer Banks History	Sarah Downing	978-1-62619-282-9
Outer Banks Cookbook, The	Elizabeth Wiegand	978-0-7627-8141-6
Outer Banks of North Carolina, The	David Stick	978-0-8078-4277-5
Outer Banks Mysteries & Seaside Stories	Charles Harry Whedbee	0-89587-006-1
Outer Banks Scenic Byway (Images of America)	Douglas Stover	978-1467115537
Outer Banks Visionaries: Building NC's Oceanfront	Clark Twiddy	978-1-467-15391-1
Penguin Book of Card Games, The	David Parlett	978-0-141-03787-5
Personality of the Cat, The	Brandt Aymar	0-517-00016-4
Quirky Tourist Guide to the Outer Banks, NC, The	Terrance Zepke	978-1942738763
Ribbon of Sand: The Amazing Convergence of the Ocean and the Outer Banks	John Alexander & James Lazell	978-0-945575320
Saving the Horses of Kings: The Wild Horses of the Currituck Outer Banks	Karen Hileman McCalpin	978-0-9778924-4-0
Seashells, Crabs and Sea Stars	Christina Kump Tibbitts	978-155971-675-4
Seashells of Georgia and the Carolinas: A Beachcomber's Guide	Blair & Dawn Witherington	978-1-56164-497-1
Seashells of North Carolina	Hugh J. Porter	978-0966318708
Sinatra: The Life	Anthony Summers & Robbyn Swan	0-375-41400-2
Whalehead Club, The: A Legacy Reserved	Mollie Isaacs	1-57864-379-1
Wild Horses of Corolla, The	Bonnie U. Gruenberg	978-1-941700-14-3
Wright Brothers, The	David McCullough	978-1-4767-2875-9
100 Easy Steam Activities	Andrea Scalzo Yi	978-1-62414-892-7

***Please return any books for other guests to enjoy and feel free to leave a book behind.***

## TAB M: Thermostat (Ecobee) Instructions

Check the *Beach-Topia* website at <https://beachtopia.us> for any updates.

After reading these instructions, contact Twiddy if you suspect the system is not operating properly, or if you have questions. You may contact Twiddy at (252) 457-1504 or text to (252) 888-2598; refer to Property ID# P141, *Beach-Topia*, at 1271 Windance Lane in Corolla.

### Seasonal Heating & Cooling (“HVAC”) is enabled based on historic seasonal temperature.

- Spring & Fall (March – April and Late-September – October): Both heating and cooling may be enabled. Because OBX weather varies considerably, systems may automatically switch between heating and cooling, as needed.
- Summer (May – September): Only cooling is enabled. If you require heating during an unusually cold season, please contact Twiddy to submit your request.
- Winter (October – March): Only heating is enabled.

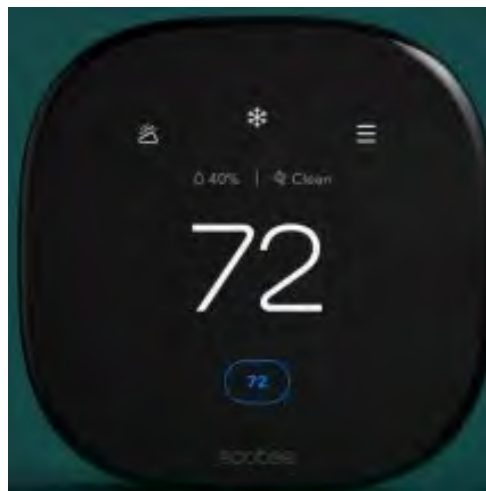


**Please use the ceiling fans to help balance the temperature. This makes everyone feel more comfortable, saves energy and the environment!**

This house is equipped with two separate HVAC systems that operate independently; each system is controlled by an Ecobee thermostat:


- *Upstairs*: The upstairs thermostat controls the temperature on the top floor ONLY. The thermostat is located on the top floor, in the Living Room, on the wall outside of the Half Bathroom.
- *Downstairs*: The downstairs thermostat controls the temperature on the middle AND ground floors. The thermostat is located on the middle floor, in the Hallway, on the wall across from the Hall Bathroom.

Temperature is listed in Fahrenheit (°F). The thermostat display looks like this:



The minimum and maximum temperature settings protect the house and HVAC from damage.

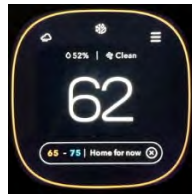
- Cooling range: 68° – 80°
- Heating range: 60° – 72°

	<p><b>DO NOT RUN THE HEATING/COOLING WITH THE DOORS OR WINDOWS OPEN.</b> This damages the system, which may leave you without ventilation or comfort for an extended period. If you wish to leave windows and doors open, please adjust the temperature so that the HVAC will not turn on.</p> <p><b>Auto Shutoff:</b> Leaving the great room sliding doors, Game Room doors/windows, and Entry Doors open for longer than 5 minutes, or tampering with any door/window sensor, will cause the system to automatically shut off. The system will resume once doors are closed and sensors restored.</p> <p><b>Sensors:</b> There are temperature monitors in the Corolla Bedroom and Game Room; and on all exterior doors. Tampering with or removing sensors or monitors may cause the system to shut off.</p> <p><b><i>Tampering with, or damaging heating and cooling equipment, thermostats, and sensors is a breach of your Vacation Rental Agreement and may be grounds for eviction without refund.</i></b></p>
---	--

**STATUS:**

- *Actual:* The current temperature is displayed in **large white numbers** in the **center** of the display.
- *Desired:* The set temperature is displayed at the bottom in a “bubble” in either blue (air conditioning) or orange (heating).

It is normal for the actual temperature to vary a couple degrees from the set temperature. The digital temperature gauge is sensitive, and minor fluctuations are unavoidable. When the system is actively cooling/heating a large outline will encompass the display (see example of outline in image below).



- *Blue Outline:* Indicates the system is cooling.
- *Orange Outline:* Indicates the system is heating.
- *No Outline:* Indicates the system is in standby. The system may be in standby because:
  - It is within a range of the desired temperature.
  - The Great Room sliding doors, Game Room doors/windows, or Entry Doors were left open for longer than 5 minutes, or the system detected tampering with sensor. The system will resume once doors/windows are closed and sensors restored.
  - The system has overloaded, potentially freezing the compressor. This may happen when running the cooling system on colder days or when lowering the temperature more than a few degrees at a time. The system goes into standby to defrost; this may take up to 1 hour to defrost depending on outdoor temperatures.
  - The system has malfunctioned. Please contact Twiddy.

**Weather Forecast:** Touch the icon (e.g., cloud/sun) to view the weather forecast, if available.

**CHANGING TEMPERATURE:** You may change the temperature setting by following the instructions below. Setting the temperature very high or very low will NOT change how FAST the house adjusts temperature; and might damage or freeze the system, causing the system to shut down or fail entirely, leaving you without cooling. We advise changing the temperature only by a few degrees at a time until the house reaches a desired temperature.



1. **Check the current settings:** If someone changed the settings, the thermostat displays a **box** that looks similar to this:

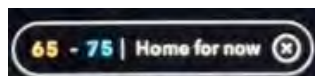


To *Cancel* this setting, tap the “⊗” icon.

2. **Select desired temperature:** Tap once on the large white numbers. The below should display:

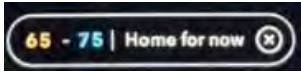


- **Summer:** You will see only a **blue** bubble, indicating only cooling is enabled.
  - Set the desired temperature by tapping the “+” and “-” controls until your desired maximum (cooling) temperature is displayed.
  - Tap the center LARGE WHITE number to accept your new settings and return to the main screen.
- **Spring & Fall:** You may see **two** bubbles when both heating and cooling are enabled. You must set a maximum (cooling) and minimum (heating) range. The range must be at least 5-degrees. The system will go on standby when within this range, turning on when maximum or minimum setting is exceeded.
  1. *Cooling:* Tap the SMALL BLUE bubble on the left to set the desired cooling (maximum) temperature. Tap the “+” and “-” controls until the desired temperature is displayed.
  2. *Heating:* Tap the SMALL ORANGE bubble on the left to set the desired heating (minimum) temperature. Tap the “+” and “-” controls until the desired temperature is displayed.
  3. *Accept:* Tap the center LARGE WHITE number to *accept your settings*. If you properly adjusted the temperature, the display should return to the main menu and the small bubble at the bottom of the display indicates the range you selected, similar to the below image:



- The temperature should remain at your setting until changed.
- The system may require a couple of hours to cool the house, especially on hot days. To speed up the process, ensure all doors/windows remain closed, turn on ceiling fans to help circulate the air, and delay any cooking.
- If after an hour, with ALL the doors/windows CLOSED, the system is not adjusting the temperature, see below troubleshooting.

## TROUBLESHOOTING:

- *System will not cool/heat entire floors to desired temperature range:*
  1. Ensure ALL doors and windows are completely closed. Guests often leave their bedroom sliding doors/windows open. The system is not able to compensate for drafts and heat. This location is greatly affected by ocean breezes. Drafts from one floor affects other floors.
  2. Great Room (3<sup>rd</sup> floor) sliding doors left open will cause the upstairs system to shut off after five minutes, and this will be displayed at the bottom of the thermostat: **Off – eco+ is on**
  3. Game Room doors and windows, and main Entry Doors left open will cause the downstairs system to shut off after five minutes and this will be displayed on the bottom of the thermostat: **Off – eco+ is on**
  4. Identify which floor(s) are affected. The top floor system is separate from the two lower floors.
  5. Compare the temperature settings on BOTH thermostat displays (2<sup>nd</sup> and 3<sup>rd</sup> floors).
    - The LARGE white numbers indicate the ACTUAL temperature. The *small* numbers in the bubble at the bottom of the display indicate the temperature *settings*, like this:  
The image shows a thermostat display with a dark background. On the left, the numbers '65 - 75' are displayed in a large, white font. To the right of these numbers, the text 'Home for now' is displayed in a smaller, white font. There is a small 'X' icon in a circle to the right of the text.
    - Confirm the correct cooling (maximum temp) and heating (minimum temp) range is set.
    - It is best to match the upstairs and downstairs temperature settings so one system does not need to try to compensate for the other.
    - If necessary, reference the above instructions to change the temperature.
  6. Within 30 minutes, the temperature should be moving towards the desired temperature range. If the system is running but the temperature is not improving, then there may be an issue. During normal conditions, with all doors/windows closed, the system may require up to 2 hours to achieve the desired temperature range and balance the house.
  7. Check the thermostat to see whether a blue (cooling) or orange (heating) outline is displayed. If so, this indicates the system is *attempting* to cool/heat the house.
  8. Check whether the air coming out from the vents is hot/cold. If the air coming from the vents is only marginally warmer/colder, then there may be a problem.
  9. Contact Twiddy for assistance.
- *Individual room(s) are too hot or too cold:*
  1. Rooms on the South-side of the house receive greater airflow than rooms on the North-side. This is unavoidable, due to the location of the HVAC equipment. The Duck and Southern Shores bedrooms receive more airflow.
  2. Keep all bedroom doors open daily to improve air circulation.
  3. Check whether the air supply vents in *all* rooms are open. Closing vents may create hot/cold pockets near the temperature sensors, causing the system to compensate.
  4. Turn on all ceiling fans to circulate air. This helps balance the whole house temperature.
- *Unusual noise (rattling or banging) or water is emanating from the equipment (ground floor near clothes washer or top floor in attic above bedroom):* Contact Twiddy immediately for assistance.



Thank you for your part in conserving energy and helping us maintain an eco-friendly house!



## Life on Earth needs both day and night.

For billions of years, life has evolved with Earth's predictable rhythm of light and dark controlled by the length of the day. In fact, it's encoded in the DNA of all plants and animals. Humans have radically disrupted this cycle by lighting up the night.

It used to be that when the sun went down, celestial sources like the moon, stars, planets and the Milky Way lit the sky. Life learned to operate under the glow of these objects. For many animals, the natural night sky signals when to eat, sleep, hunt, migrate and even when to reproduce. It is estimated that half of all species on Earth start their "daily" activities at sundown.

*"Near cities, cloudy skies are now hundreds, or even thousands of times brighter than they were 200 years ago. We are only beginning to learn what a drastic effect this has had on nocturnal ecology."*

— Christopher Kyba, light pollution research scientist

## WHY DARK SKIES?

The need to protect and restore the natural nighttime environment is more urgent than ever. Light pollution, defined as light where it is not wanted or needed, affects our health, the environment, wildlife, and our ability to find awe in the natural night. Research indicates that light pollution is increasing at a global average rate of two percent per year.

## ABOUT IDA

The International Dark-Sky Association, a 501(c)(3) nonprofit organization based in Tucson, Arizona, is dedicated to preserving and protecting the natural nighttime environment.



## HELP US PROTECT THE NIGHT

Our work is made possible by support from IDA members. Become a member and support our work in protecting the natural nighttime environment. Please join us today!

**DARK  
SKY.  
ORG**

International Dark-Sky Association  
3223 N. First Avenue  
Tucson, AZ 85719 USA  
+1-520-293-3198

# Light Pollution Can Harm Wildlife



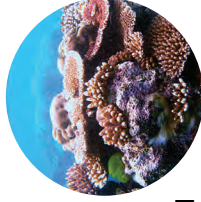
INTERNATIONAL DARK-SKY ASSOCIATION

# ARTIFICIAL LIGHTS DISRUPT THE WORLD'S ECOSYSTEMS

Plants and animals depend on Earth's daily cycle of light and dark to govern life-sustaining behaviors such as reproduction, nourishment, sleep and protection from predators. Scientific evidence suggests that artificial light at night has negative and deadly effects on many creatures, including amphibians, birds, mammals, invertebrates, and plants.

## CORAL

More than 130 different species of coral on the Great Barrier Reef spawn new life by moonlight. Bright urban lights can mask the moon's phases, throwing the corals' biological clocks out of sync.



## SEA TURTLES

Sea turtles live in the ocean but hatch at night on the beach. Hatchlings find the sea by detecting the bright horizon over the ocean. Artificial lights draw them away from the ocean. In Florida alone, millions of hatchlings die this way every year.



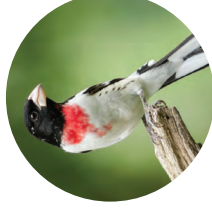
## FROGS AND TOADS

Glare from artificial lights can impact wetland habitats that are home to amphibians, such as frogs and toads, whose nighttime croaking is part of the breeding ritual. Artificial lights disrupt this nocturnal activity and interfere with reproduction, which reduces populations.



## BIRDS

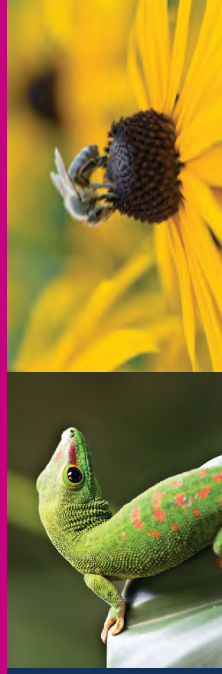
Birds that migrate or hunt at night navigate by moonlight and starlight. Artificial lights can cause them to wander off course towards dangerous nighttime landscapes of cities. Every year millions of birds die colliding with needlessly illuminated buildings and towers.



## Other Wildlife Harmed by Light Pollution

We are only just beginning to understand the negative effects of artificial light at night on wildlife. Every year new research adds even more wildlife to the list of animals affected by too much light, including:

- Hummingbirds
- Wallabies
- Little penguin
- Zebrafish
- Sweat bees
- Seabirds
- Monarch butterflies
- Atlantic salmon
- Zooplankton
- European perch
- Songbirds
- Peahens
- Bats
- Owls
- Mice
- Insects
- Geckos
- Fireflies



## SAFE LIGHTING SOLUTIONS

- Use only fully shielded, IDA dark sky certified fixtures for all outdoor lighting, so lights shine down, not up.
- Use only the right amount of light needed. Too much light is wasteful and harms wildlife.
- Install timers and dimmer switches and turn off lights when not in use. If you must have security lighting, use motion sensors.
- Turn off lights in office buildings and homes when not in use.
- Use only lighting with a color temperature of 3000K and below to reduce the blue (cool) light that is more harmful to many animal species.
- Work with your neighbors and local governments to ensure outdoor lighting isn't harming the wildlife in your area.

Visit [darksky.org](http://darksky.org) for more information.

## TAB P: Game Room Table Instructions

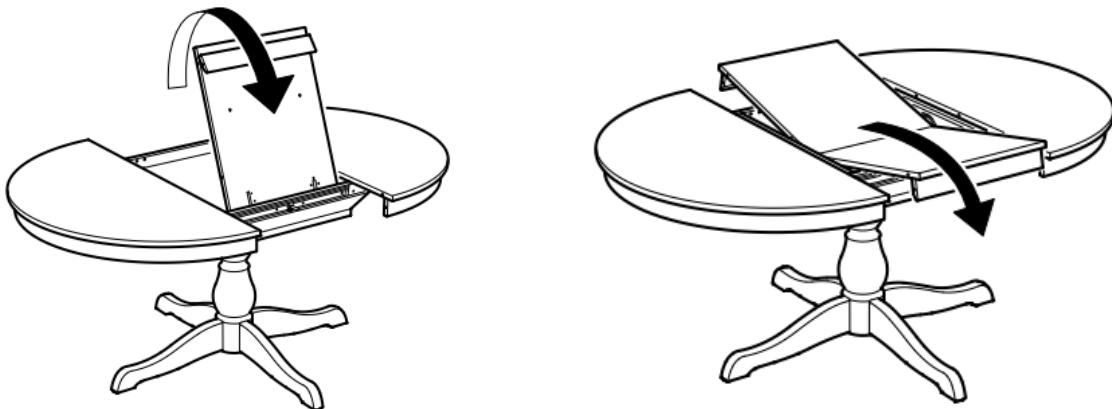
Check the *Beach-Topia* website at <https://beachtopia.us> for any updates.

The Game Room table is a white, wood extendable table with a built-in leaf from IKEA (Item Name: Ingatorp, Article# 402.170.69). To shorten the table (e.g., round instead of oval), follow the instructions in reverse. The assembly instructions appear below. A video can be found at <https://www.ikea.com/us/en/p/ingatorp-extendable-table-white-40217069/>. The table includes a table pad (white on top, green felt bottom). If shortened, please store table leaf underneath, inside the table (as shown) and store the middle table pad behind the sofa.

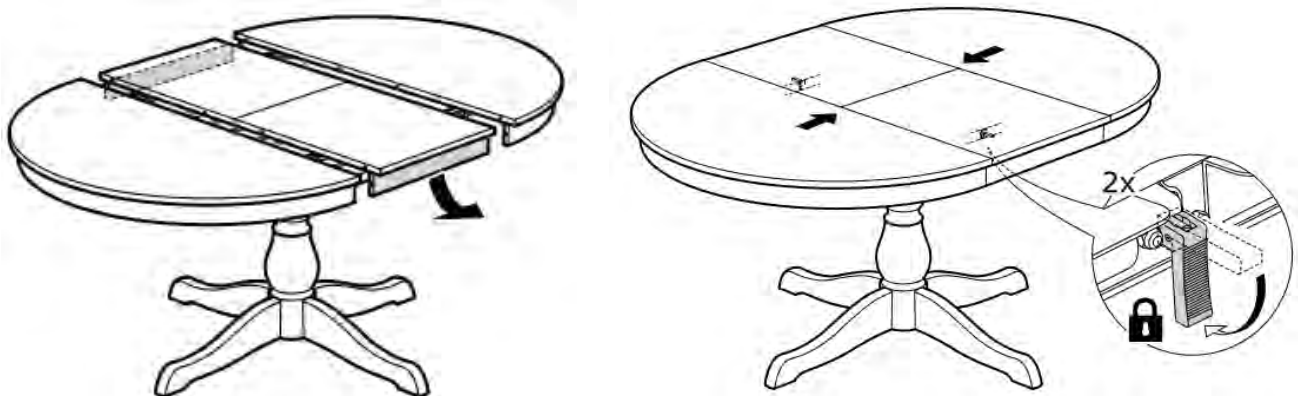
1. First unlock the table by flipping up the tabs *underneath* on either side where the table splits.



2. Pull open the table on both ends.
3. The leaf insert is integrated inside the table. Lift one end up and over.
4. Pull the other end up and over.



5. Extend the drop-down tabs on either side of the extension leaf to drop down. Slide the table together and lock the table by pressing the tabs down *underneath*.



## **TAB Q: Airport Shuttles & Taxi Cabs**

Check the *Beach-Topia* website at <https://beachtopia.us> for any updates.

The following is a list of airport shuttles and taxi cabs (in alphabetical order) that service the Corolla area and Norfolk Airport *as provided by the Currituck County Visitor's Center*. The Visitor Center in Corolla is located at 500 Hunt Club Dr, Corolla, NC 27927, open during the summer season, and can be reached at 1-252-453-9612 or 1-877-287-7488. The list is subject to change.

Contact the provider directly on availability, fees, questions, and services (e.g., transportation, luggage, number of passengers, disabilities, etc.). Any need to arrange for airport transportation should be reserved well in advance.

### **AIRPORT SHUTTLE SERVICE PROVIDERS:**

- Island Limo, [www.islandlimo.com](http://www.islandlimo.com), 1-252-441-5466
- Coastal Transportation, <https://coastalcab.com>, 1-252-449-8686
- OBX Shuttle, [www.obxshuttle.com](http://www.obxshuttle.com), 252-564-9015

### **TAXI CABS:**

- AI Taxi Cabs, 1-252-599-7777
- Atlantic Cab, [www.atlanticcab.net](http://www.atlanticcab.net), 1-252-255-5555
- Bayside Cab Co., 1-252-480-1300
- Beach Cab, 1-252-261-3133
- Coastal Transportation, [www.coastalcab.com](http://www.coastalcab.com), 1-252-449-8686
- Corolla Cab, [www.corollacab.com](http://www.corollacab.com), 1-252-489-9408
- Lady Jane Taxi Service, [www.obxtaxiservices.com](http://www.obxtaxiservices.com), 1-252-256-2276
  - Pet friendly and offers airport shuttle service

## TAB R: Bucket List

Check the *Beach-Topia* website at <https://beachtopia.us> for any updates.

Below is a “Bucket List” of activities to explore during your stay at Beach-Topia; most you can do locally; the website version includes the embedded links. If you have other suggestions, let us know by using the “Contact Us” feature on our website (<https://beachtopia.us>). Our website also includes links to restaurants and shopping

<input type="checkbox"/>	Visit the <a href="#">Wright Brothers National Memorial</a>
<input type="checkbox"/>	<a href="#">Parasail</a> over the sound or the beach
<input type="checkbox"/>	Get an aerial view of the islands from an airplane, helicopter, or biplane
<input type="checkbox"/>	Enjoy a family-style <a href="#">seafood boil</a>
<input type="checkbox"/>	Sled or run down sand dunes at <a href="#">Jockey's Ridge State Park</a>
<input type="checkbox"/>	Follow the <a href="#">NC Oyster Trail</a>
<input type="checkbox"/>	Recycle bottles, cans and bags to keep the beaches clean and the oceans safe
<input type="checkbox"/>	Watch a <a href="#">Lost Colony</a> performance
<input type="checkbox"/>	Go <a href="#">fishing</a>
<input type="checkbox"/>	Go shelling
<input type="checkbox"/>	Catch a sunrise by the ocean
<input type="checkbox"/>	Play a round of <a href="#">golf</a> or <a href="#">mini-golf</a>
<input type="checkbox"/>	Get lost in the lush greenery at <a href="#">Elizabethan Gardens</a>
<input type="checkbox"/>	Sample local <a href="#">Kill Devil Rum</a>
<input type="checkbox"/>	Explore the <a href="#">Currituck Banks Reserve</a>
<input type="checkbox"/>	Try a new watersport
<input type="checkbox"/>	Visit the N.E.S.T. sea turtle exhibit at the <a href="#">North Carolina Aquarium</a>
<input type="checkbox"/>	Fly a <a href="#">kite</a>
<input type="checkbox"/>	Read a novel about the OBX
<input type="checkbox"/>	Spend happy hour on a pier or a waterside restaurant
<input type="checkbox"/>	Shop boutique stores along <a href="#">Duck Boardwalk</a> or <a href="#">Nags Head Outlets</a>
<input type="checkbox"/>	Rent a <a href="#">bike</a> and explore
<input type="checkbox"/>	Take a spin on <a href="#">bumper cars</a>
<input type="checkbox"/>	Play some games at the <a href="#">arcade</a>
<input type="checkbox"/>	Go to <a href="#">The Seaside Farm Market</a>
<input type="checkbox"/>	Grab a beer at <a href="#">The Beer Garden</a>
<input type="checkbox"/>	Chump down on a <a href="#">Duck Donut</a>
<input type="checkbox"/>	<a href="#">Kayak</a> or paddle board on the sound
<input type="checkbox"/>	Learn to <a href="#">surf</a>
<input type="checkbox"/>	Check out the <a href="#">Currituck Visitor Center</a>
<input type="checkbox"/>	Groceries at <a href="#">Food Lion</a> or <a href="#">Harris Teeter</a>
<input type="checkbox"/>	Local arts and crafts at <a href="#">Corolla Village Market</a>
<input type="checkbox"/>	Explore <a href="#">Alligator River National Wildlife</a>
<input type="checkbox"/>	Wine tasting at the <a href="#">Wild Goose Wine Bar</a>

<input type="checkbox"/>	Visit ALL of the OBX lighthouses
<input type="checkbox"/>	Climb the <a href="#">Currituck Beach Lighthouse</a>
<input type="checkbox"/>	Check out the <a href="#">Outer Banks Center for Wildlife Education</a>
<input type="checkbox"/>	Explore the <a href="#">Currituck Maritime Museum</a>
<input type="checkbox"/>	Drive across the Marc Basnight Bridge over the Oregon Inlet
<input type="checkbox"/>	Chill out on a hammock or buy a <a href="#">hammock</a>
<input type="checkbox"/>	Visit the <a href="#">Frisco Native American Museum &amp; Natural History Center</a>
<input type="checkbox"/>	Eat local seafood
<input type="checkbox"/>	Go on a walking tour or ghost tour
<input type="checkbox"/>	Visit the <a href="#">Whalehead Club</a>
<input type="checkbox"/>	Drive the 4x4 Beach
<input type="checkbox"/>	Awe at a sunset over the sound
<input type="checkbox"/>	Check out <a href="#">Chicamacomico Life-Saving Station</a>
<input type="checkbox"/>	Go Ghost Crab hunting at night
<input type="checkbox"/>	Visit <a href="#">Corolla Wine, Cigar, and Gourmet</a> shop
<input type="checkbox"/>	Grill out
<input type="checkbox"/>	Grab binoculars and birdwatch at <a href="#">Pea Island Wildlife Refuge</a>
<input type="checkbox"/>	<a href="#">Yoga</a> by the sear
<input type="checkbox"/>	Build a sandcastle
<input type="checkbox"/>	Explore shipwrecks at the <a href="#">Graveyard of the Atlantic Museum</a>
<input type="checkbox"/>	Get an old time family photo at <a href="#">Miss Kitty's Old Time Photos &amp; Gifts</a>
<input type="checkbox"/>	Charter a sailboat or <a href="#">pontoon</a>
<input type="checkbox"/>	Shop at <a href="#">Tim Buck II</a>
<input type="checkbox"/>	Shop for souvenirs at <a href="#">Wings</a>
<input type="checkbox"/>	Relax at the local <a href="#">day spa</a>
<input type="checkbox"/>	Go on a <a href="#">wild horse 4x4 tour</a>
<input type="checkbox"/>	Take a spin in a <a href="#">Go Kart</a>
<input type="checkbox"/>	Untangle at a <a href="#">rope course</a>
<input type="checkbox"/>	Roam the <a href="#">Pine Island Audubon Center</a>
<input type="checkbox"/>	Grab a book at the <a href="#">Island Bookstore</a>
<input type="checkbox"/>	Nearest <a href="#">ABC Store</a> (liquor and wines)
<input type="checkbox"/>	Rent a <a href="#">golf cart</a> and putt around
<input type="checkbox"/>	Visit <a href="#">Cape Hatteras National Seashore</a>
<input type="checkbox"/>	Take a splash at the <a href="#">H<sub>2</sub>O Waterpark</a>

## TAB S: Storm Preparations

Check the *Beach-Topia* website at <https://beachtopia.us> for any updates.

This information is provided for storm preparations. The OBX is subject to high winds and inclement weather. Please note the following:

*Beach-Topia's* physical address is **1271 Windance Ln, Corolla, NC 27927**, within **"The Villages at Ocean Hill"**. The house phone number is **(252) 597-1037**.

**IN CASES OF AN EMERGENCY, DIAL 9-1-1. NON-EMERGENCY, CALL (252) 453-3633**

### INFORMATION:

- Twiddy may post messages to their App (<https://www.twiddy.com/app/>) and may send out broadcast texts or automated calls to a guest's phone and/or to the house phone.
- Monitor local news and comply with mandatory evacuation orders, if any.

### CAUTION:

- Surfaces may be slippery including but not limited to flooring, stairs, decks, carports, concrete, etc.
- Report damage, leaks, etc., to Twiddy Guest Services at (252) 457-1504 or text to (252) 888-2598.
- Roads may flood. Drive slowly and with extreme caution.
- Strong winds can cause dangerous waves and rip currents, and shift deck furniture and hot tub cover.
- Internet, Wi-Fi, TV, and house phones may become unreliable.
- Do **not** use the swimming pool or hot tub during a storm and when lightning is visible.

### REFERENCES:

- Refer to your vacation rental agreement for evacuation and any travel insurance (if applicable).
- See "Tab A: Contacts" for a list of emergency contacts.
- See "Tab D: Rooms (Floorplans & Features)" for emergency exits/routes, safety, shut-offs, and floorplans.
- Review information about evacuations and re-entry from Currituck County (see Page 3).

**GUEST CHECKLIST:** Use to prepare for storms and inclement weather.

<input checked="" type="checkbox"/> :	LOCATION:	DESCRIPTION:
<input type="checkbox"/>	Carport/Breezeway	Secure all beach gear, toys, equipment, trash cans, etc.
<input type="checkbox"/>	Driveway	Check all cars for open windows, carriers, straps, debris, etc.
<input type="checkbox"/>	Entire House	Close all windows and doors
<input type="checkbox"/>	Entire House	Adjust HVAC accordingly
<input type="checkbox"/>	Exterior	Remove hanging towels, clothes, etc., and check any clotheslines
<input type="checkbox"/>	Exterior	Cover Charcoal Grill (South-side by deck stairs) and secure ash can
<input type="checkbox"/>	Laundry Room	Bin of emergency supplies and first aid kit on shelf
<input type="checkbox"/>	Living Room	NOAA Emergency Alert Radio located on the right bookshelf in the Living Room. The radio is designed to alert guests of weather warnings, watches, and advisories. Please keep radio plugged in and adjust volume.
<input type="checkbox"/>	Pool Deck	Stack or adjust pool deck furniture
<input type="checkbox"/>	Pool Deck	Store clothing, towels, floats, and other items



<input checked="" type="checkbox"/> :	<b>LOCATION:</b>	<b>DESCRIPTION:</b>
<input type="checkbox"/>	Pool Deck	Close Hot Tub cover AND secure straps
<input type="checkbox"/>	Power	Charge electronic devices, phones, computers, etc.
<input type="checkbox"/>	Supplies	Consider the following: water, perishable and non-perishable food, ice, medications, and blankets
<input type="checkbox"/>	Entire House	Adjust for any cooking, clothes washing/drying, bathing, etc.

**Currituck County:** The following is copied from the Currituck County Department of Travel and Tourism webpage (<https://www.visitcurrituck.com/visitor-info/emergency-information/>). Both Corolla and Carova are part of Currituck County; whereas, the rest of the OBX is in Dare County.

### **What Every Visitor Needs To Know Before The Storm**

Historically, it was difficult to predict when a hurricane was expected to hit the Outer Banks. But with modern meteorological studies and weather tracking systems becoming increasingly sophisticated, we generally have quite a bit of advance notice for a bad storm. If you are visiting Currituck County during hurricane season (June 1st-November 30th), there is always a small chance that severe weather could coincide with your vacation plans, so be sure you know what to do and where to go to stay safe.

Visitors are encouraged to closely monitor weather conditions and contact their accommodation provider before leaving home to travel to the Currituck Outer Banks.

### **Numbers to Know**

To Receive Updates on Hazardous Beach Conditions (including Red Flags):

- Corolla Beaches: Text: SAFECOROLLA To: 888777
- Other OBX Beaches: Text: JOIN OBXBEACHCONDITIONS To: 30890

Keep these phone numbers handy to call in the event of a coming tropical storm or hurricane.

- Currituck Emergency Management – (252) 232-2115
- Currituck County Public Information – (252) 232-0719

You will find phone numbers listed below for Currituck County's emergency, medical, and information services. We hope you and your family have a wonderful stay in the Currituck Outer Banks. Please do not hesitate to contact us if you have further questions.

### **Hurricane Watch**

A hurricane or tropical storm WATCH indicates that storm conditions are possible in the specified area, usually within 36 hours. Gather information ahead of time: Check weather predictions for the Currituck Outer Banks. If a storm WATCH is issued before leaving your home, contact your vacation rental company to receive weather information and instructions.

During your vacation: If a storm WATCH is issued while you're on vacation, monitor weather information for storm developments. Secure outside items at your rental home and prepare to evacuate. Fuel vehicles and have belongings packed and ready to go.

Protect your vacation investment: Contact your rental company for information on travel insurance.

## Hurricane Warning

A hurricane or tropical storm WARNING indicates that storm conditions are expected in the specified area, usually within 36 hours.

Monitor the situation: Closely monitor the storm's progress on local radio and television stations, and log on to [CurrituckGovernment.com](https://www.currituckgovernment.com) [which redirects you to <https://co.currituck.nc.us/>] for public advisories.

What to do: Listen and watch for evacuation notices. Beware of flooding. It only takes one foot of water to sweep away a car. Vacationers in the four-wheel-drive areas north of Corolla should pay attention to tide warnings and storm surge. Rising waters may make the beach impassable, so be prepared to leave ahead of time.

Evacuation In North Carolina, local counties have the authority to determine when an evacuation is necessary. If an evacuation is ordered, ALL vacationers must leave the Currituck Outer Banks.

The only route off the northern beaches is South NC 12. During peak tourist season, more than 100,000 people may be evacuating on this two-lane road. Follow orderly traffic procedures and heed any directions from emergency officials.

During an evacuation: Be prepared to drive a considerable distance away from the storm area. There are no storm shelters on the Currituck Outer Banks.

Visitors should take all belongings and pets with them when evacuating. You will not be guaranteed re-entry into the Currituck Outer Banks following the storm.

## Re-Entry

Re-entry into the Currituck Outer Banks is granted by County officials, who decide when the area is safe.

**Visitors wishing to return to their rental homes must provide a rental agreement or other relevant documentation at the time of re-entry [NOTE: If using the Twiddy App, you can show authorities your rental reservation as proof].**

1. Priority One – Essential Personnel: County Public Safety Agencies, Utilities/Infrastructure Teams, County/State Damage Assessment Teams, Power/Energy Companies, Disaster Relief Agencies, and Designated Hotel Employees.
2. Priority Two – Residents, Property Owners, and Critical Businesses: Pharmacies, Food Service, Grocery Stores, Financial/Banks, Gas Stations, Insurance, Property Management, Debris Removal, Supply Chain & Building Suppliers/Distributors, Contractors, and Trades (electrical, plumbing, etc.).
3. Priority Three – Visitors and General Public.

We value your safety during your stay in Currituck. Please pay close attention to any warnings that are issued by authorities and emergency personnel, and follow the safety guidelines and recommendations associated with activities.

In the event of a hurricane or tropical storm, we will post updates from Currituck County officials and The National Weather Service on our website. Please take a few minutes and read over our hurricane information and our beach safety tips.

## TAB T: N.E.S.T. (Network for Endangered Sea Turtles)

Check the *Beach-Topia* website at <https://beachtopia.us/> for any updates.

At the end of the rental season, some proceeds from Beach-Topia are donated to N.E.S.T.

N.E.S.T. is an all-volunteer 501(c)(3) non-profit organization dedicated to the protection and conservation of sea turtles and other protected marine wildlife on the Outer Banks of North Carolina from the Virginia line to south Nags Head.

N.E.S.T. partners with North Carolina Aquariums at the Roanoke Island location in Manteo, Southern Outer Banks (<https://www.ncaquariums.com/sea-turtles>) and with the North Carolina Wildlife Resources Commission (<https://www.ncwildlife.org/Learning/Education-Centers/Outer-Banks>). The following comes from N.E.S.T.'s website (<https://www.nestonline.org/>), where you can also subscribe to their newsletter via email.

**N.E.S.T. Hotline:** Report all nesting turtles, turtle crawls, stranded/dead turtles, or hatching events on the Outer Banks to the N.E.S.T. Hotline at **252-441-8622**. Please do NOT interfere or interact with the turtles.

### How You Can Help Sea Turtles on the Outer Banks

- If you see a sea turtle call the N.E.S.T. Hotline at 252-441-8622
- Keep away from turtles on the beach especially moving turtles that may be looking for a nesting site. To observe, sit quietly away from the turtle.
- Leave turtle hatchlings on the beach. Call N.E.S.T. Hotline for direction.
- Turn off flashlights, cell phone screens, and all other ocean side lighting during hatching or nesting events.
- Respect all nest markers. Report disturbances to the N.E.S.T. Hotline.
- Remove beach litter such as balloons and plastic bags (they may be mistaken for food in the ocean and ingested by sea turtles).
- Fill in all holes on the beach at the end of the day as they may become traps for female turtles that generally nest on the beach at night.
- Remove all beach furniture at the end of the day.
- Keep pets on a leash and away from sea turtles and nests

### Sea Turtle Facts

- The Outer Banks is one of the northernmost ranges for sea turtle nesting.
- The sex of a sea turtle is determined by the temperature of the nest during fetal maturation. Colder temperatures result in as many as 100% males and warmer temperatures as many as 100% females. As our climate changes and oceans warm, colder northern breeding grounds such as those covered by N.E.S.T., though not as prolific as those in the south, are essential to providing sufficient numbers of male hatchlings to sustain and grow overall sea turtle populations.

- Sea Turtles are air-breathing reptiles.
- Healthy sea turtles that visit the Outer Banks never come on shore – the only exception is female turtles ready to nest and lay eggs.
- Nesting females go right back into the ocean as soon as their eggs are laid and have no contact with their offspring,
- Sea turtles visit the Outer Banks from early to mid-summer to lay eggs. Those eggs hatch 50-80 days after they are laid. Sea turtle nests are 18-22 inches deep and on average hold 75 to 150 ping-pong ball sized eggs. Most adult sea turtles nest every 2-3 years, laying 3-4 clutches of eggs during a nesting season. (May-August)
- Sea turtle hatchlings are about 2 inches long.
- Scientists guesstimate that only one sea turtle hatchling in 1,000 survive to full maturity which for Loggerheads is approximately 30 years old.
- Weighing 250-400 pounds, adult Loggerheads can grow to more than 3 feet long. Adult Leatherbacks can reach the size of a VW bug!
- There are five species of sea turtles that visit the Outer Banks.
  - Loggerhead – most common (<https://www.nestonline.org/loggerhead-caretta-caretta/>)
  - Green – common especially as juveniles (<https://www.nestonline.org/green-sea-turtle-chelonia-mydas/>)
  - Kemp’s Ridley – common especially as juveniles (<https://www.nestonline.org/kemps-ridley-lepidochelys-kempii/>)
  - Hawksbill – very rare (<https://www.nestonline.org/hawksbill-eretmochelys-imbricata/>)
  - Leatherback – uncommon especially nearshore (<https://www.nestonline.org/leatherback-dermochelys-coriacea/>)
- All of these species are protected under the Endangered Species Act which makes it illegal to harass, harm, pursue, hunt, shoot, wound, capture, or collect sea turtle eggs, hatchlings, adults, or any body parts. Violators can be prosecuted under Civil and Criminal laws and be assess heavy penalties (up to \$25,000 fine and up to one year in jail.)
- Depending on species sea turtles feed on mollusks, crabs, sponges, sea grasses and jellyfish.

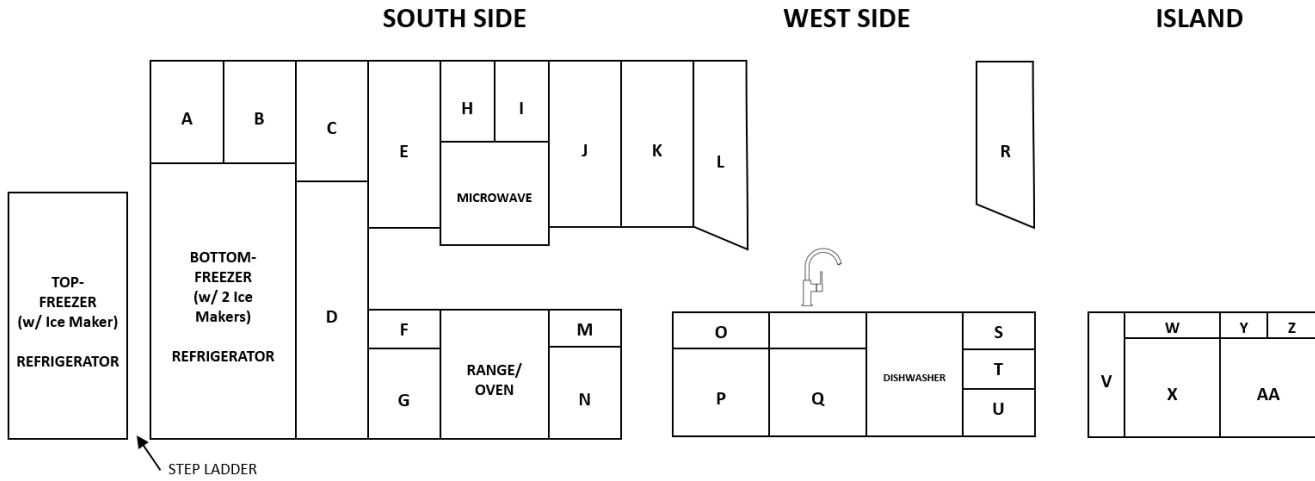
See the N.E.S.T. signs posted at various beach access paths and bulletin boards.

Also see the *Welcome Binder’s* “TAB O: Light Pollution Brochure” on the impact light has to sea turtles.

**TAB U: Kitchen Layout**

Check the *Beach-Topia* website at <https://beachtopia.us> for any updates.

The following is a layout of the kitchen to identify contents of cabinets and drawers (as of the date stamp appearing in the footer). **Refer to “TAB K: Kitchen Inventory” to see a full list of kitchen inventory.** Please return items to their location for future guests. An additional top-freezer refrigerator (with ice maker) and a microwave are located in the Game Room (ground floor). There are USB receptacles on either end of the island. Feel free to use the baker’s rack and buffet cabinets for additional storage.



A & B	Slow Cooker, Air Fryer, Ricer, Taco Trays
C & D	Pantry (empty): Guest Use
E	Coffee Mugs, Plastic Drinkware
F	Oven Mitts, Pot Holders, Trivets
G	Blender, Coffee Grinder, Nut Grinder, Tea Kettles, Mixer
H	Wine Glasses
I	Barware, Microwave Covers
J & K	Pitchers, Ice Bucket, Plates, Bowls, Glass Bowls, Gravy Boat
L	Spice Storage
M	Cooking Utensils
N	Metal Bakeware, Griddle, Roasting Pan
O	Kitchen Utensils, Measuring Cups
P	Mixing Bowls, Strainers, Grater, Measuring Bowls,

	Bagel Cutter, Chip-n-Dip Trays
Q	Under Sink: Dish Rack, Bag Collector, Soap Dispenser, Grease Collector, Fire Extinguisher
R	Glassware
S	Place Mats, BBQ Utensils, Rolling Pin
T	Food Storage Containers
U	Glass Cook Ware w/ Lids
V	Cutting Boards, Racks, Trays
W	Kitchen Utensils & Knives
X	Serving Bowls & Platters, Glass Bakeware
Y	Kitchen Utensils
Z	Silverware
AA	Pots, Pans, Lids
Oven	Bottom Drawer: Cookie Sheets, Broiler Pan

## TAB W: Website

Check the *Beach-Topia* website at <https://beachtopia.us> for any updates.








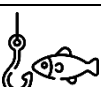


Below is a list of what you can find on *Beach-Topia's* website at <https://beachtopia.us> (as of the date stamp appearing in the footer). Check often for any updates and our quarterly newsletter; web content is subject to change. There is a ton more provided on our website than the Welcome Binder; check it out! And if you have any suggestions, let us know by using the “Contact Us” feature on our website. We welcome any feedback. Thank you!

1. A QR Code that you can use your camera to go directly to our listing on Twiddy’s website (or click on the **Book Now** button).
2. A scrolling banner on the number of weeks *Beach-Topia* is available or other newsworthy announcements, followed by “Welcome to Beach-Topia”.
3. Season Updates: To inform guests of any changes impacting the forthcoming season.
4. What’s New or Coming Soon: A section to inform guests on what’s new or coming soon.
5. Mid-Currituck Bridge Update: A section on any updates to the proposed Mid-Currituck Bridge.
6. Beach Parking Permits (for the 4x4 beaches): Information about beach parking permits.
7. Facebook: A QR Code that you can use your camera to go directly to our Facebook page. Use our Facebook page to check-in, post reviews, add comments, questions, or photos.
8. Photo Gallery: A gallery of house photos. It is faster of us to update the photos on our website than the Twiddy listing.
9. About *Beach-Topia*: Columns of information on Rooms, Amenities, Availability & Rates, Kitchen, What’s NOT Included, and What Else Is There.
10. Awesome Photos (taken within steps of *Beach-Topia*): Other photos submitted by guests, showing sunrises, sunsets, local habitat, beaches, and more.
11. Local Information: Click on to find out more about Community Amenities, Local Attractions, The OBX, and Currituck Visitor Guides.
12. Shopping, Restaurants, Activities, and More: Click on to find out more about Shopping, Restaurants, Activities, Boating, Churches, and Medical Services.
13. Twiddy: Another section for visitors to click and reserve *Beach-Topia*.
14. About KAPmins Holdings: A short introduction by Jeff & Rob, owners of KAPmins Holdings LLC.
15. Downloads for Guests: Guests can download the following: a Beach-Topia Brochure, Floorplans, List of Enhancements, a full copy of the Welcome Binder, Kitchen Inventory & Layout, Vacation Planner, Suggested Packing List, a copy of The Villages at Ocean Hill Community Information and Map brochure, a Currituck Corolla Map, a Bucket List, and Calendars.
16. Past Guest Reviews: Snippets from past guest reviews. Additional reviews can be found on our Twiddy listing at <https://www.twiddy.com/outer-banks/corolla/villagesocean-hill/rentals/beachtopia/>.
17. Contact Us: A section for guests to contact us for any questions, comments, and submit photos.
18. Please monitor the date referenced in the bottom right-hand corner of the website for when last updated.

**TAB Y: Why Beach-Topia?**

Check the *Beach-Topia* website at <https://beachtopia.us> for any updates.

*Why not?!* Since March 2021, Beach-Topia has gone through a complete make-over. See the extensive list, photos, reviews, and a lot more at <https://beachtopia.us> and in the Welcome Binder. Here are just a few reasons...

	<b>Less than 500 feet to the beach</b>
	<b>7 Bedrooms/Bathrooms, Bunks, Sleeper Sofa</b>
	<b>Wide, sprawling, sandy beach</b>
	<b>Dolphin sightings</b>
	<b>Shells galore</b>
	<b>Calm and relaxing; away from the city</b>
	<b>Three pools (ours and 2 community pools in walking distance)</b>
	<b>Private Community Fitness Center</b>
	<b>Community Pickleball, Tennis, Volleyball, and Basketball Courts</b>
	<b>Easy to get around: walk, bike, &amp; drive</b>
	<b>Nature trails and paths</b>
	<b>Currituck Lighthouse and other local attractions</b>
	<b>Fishing on the ocean and sound</b>
	<b>Family memories</b>
	<b>Sunrises and sunsets...everyday!</b>
	<b>Great reviews and repeat guests</b>

## TAB Z: User Manuals

Check the *Beach-Topia* website at <https://beachtopia.us/> for any updates.

Below is a list of available user manuals in the accordion file folder stored inside the left bookcase of the Living Room (top floor). The list is in alphabetical order by *item* name. If used, please return for future guest use. If a manual is missing, let us know by using the “Contact Us” feature on our website ([https://beachtopia.us](https://beachtopia.us/)). You may need to search online for other manuals or instructions. Please contact Twiddy directly for any broken items.

ITEM:	LOCATION:
Alert Radio, Midland	Living Room Bookcase (Top Floor)
Atari Flashback 9 Gold (Instruction Manual and Game List)	Game Room (Ground Floor)
Bagel Guillotine	Kitchen (Top Floor)
Blender, Hamilton Beach	Kitchen (Top Floor)
Carbon Monoxide Alarm, First Alert Plug-In	Game Room and Every Floor
Ceiling Fan, Westinghouse	Screened Porch (Top Floor)
Ceiling Fans, Harbor Breeze (Lowes)	All Bedrooms (except Hatteras)
Chairs, 5-Position Floor	Game Room, behind sofa (Ground Floor)
Clocks, Projection Alarm	All Bedrooms
Clothes Dryer, GE	Laundry Room (Ground Floor)
Clothes Washer, GE	Laundry Room (Ground Floor)
Coffee Grinder, Mr. Coffee	Kitchen (Top Floor)
Coffee Maker, Keurig Elite K90 (k-cup)	Kitchen (Top Floor)
Coffeemaker (cone/drip), Cuisinart	Kitchen (Top Floor)
Crockpot	Kitchen (Top Floor)
Dishwasher, GE	Kitchen (Top Floor)
DVD Player, Sony Blu-Ray	Living Room (Top Floor) and Game Room (Ground Floor)
Grill & Griddle, Crux	Kitchen (Top Floor)
Hair Dryers (FHI Heat and Revlon)	All Bathrooms
Irons, Proctor Silex	Cleaning Closet w/ Ironing Board (Ground Floor) and Corolla Bathroom (Top Floor)
Kettle, Topwit Electric Water	Kitchen (Top Floor)
Microwave, GE	Kitchen (Top Floor)
Microwave, Panasonic	Game Room (Ground Floor)
Outdoor Thermostat/Clock	3-Season Room (Top Floor)
Outdoor Wall Fan, 18", I-Living	Pool Deck, by Tiki Bar (Ground Floor)
Popcorn Maker, West Bend Stir Crazy	Kitchen (Top Floor)
Range/Oven, GE	Kitchen (Top Floor)
Refrigerator (White, Whirlpool (Kenmore))	Game Room (Ground Floor)
Refrigerator, GE (bottom freezer)	Kitchen (Top Floor)
Refrigerator, GE (top freezer)	Kitchen (Top Floor)
Rice Cooker, Elite Gourmet	Kitchen (Top Floor)
Sound Bar, Samsung	Living Room (Top Floor)
Taco Bar, Taco Tuesday Lazy Susan	Kitchen (Top Floor)
Toaster, Proctor Silex	Kitchen (Top Floor)
TVs, Samsung	All Bedrooms, Living Room, and Game Room
Vacuum, Eureka (blue model)	Nags Head Bedroom Closet (Middle Floor)
Vacuum, Eureka (purple model)	Cleaning Closet (Ground Floor)
Vacuum, Eureka (red model)	Dining Area, next to refrigerator (Top Floor)

*Please return any manuals for other guests to reference. Thank You!*