

“THE FLAT PLUS”

GUEST MANUAL



So glad you're joining us!

Here is some Info to help you get settled and make the most of your stay.

Welcome to The Romantic Sky-Lit Flat + Dazzling Views Solarium at Chesapeake Paradise!

We're so glad you're here! The Flat Plus at Chesapeake Paradise is a unique modern dual space with the best of both worlds: a spacious but cozy cocoon studio apartment with living, working, reading, romancing, and sleeping spaces, and a dazzling light solarium study/bedroom.

This upstairs studio flat with private entrance is flanked by skylights with an ascended solarium bedroom, wet-bar kitchen, luxury marble bath and shower, queen & full beds, balcony with spectacular bay views. One other party or the owner may (or may not!) be in the other part of the house, but this is a secure space with its own separate entrance. We hope your stay is peaceful and rejuvenating.



Need Anything? Just Ask. Don't wait... we can likely help!

We're always here to help. If you have questions, problems, or need anything, including recommendations of any kind, text or call me, or write to Daniel on the booking platform. **(If time-sensitive, please text/call the numbers at the end of this manual.)**

Prefer messaging through the booking platform? No problem—just let us know!

Getting Settled & Exploring

- Welcome! Your door will be unlocked; please get settled and be completely at home. Text me at 301-785-0545 to let me know you have arrived, and if you have any questions.
- Quick Tour: You're welcome to explore your space and the property on your own. If you'd like an orientation, or would like my in-person welcome, just let us know! I am normally staying in one of the accommodations or working nearby except when traveling.
- Common Area: Check out the "Guest Fun & Supply Center" (maroon door on the garage) for:
 - Life jackets, paddles, and inflatable rafts.
 - Lawn games, random crabbing/fishing gear.
 - Extra K-cups, shampoo, and cleaning supplies.
 - Big pots and outdoor crab cooker.
 - High chair, baby gear, air mattress, dog bed.
 - Back ups: Vacuum, first aid kit, etc.
- Other accommodations at Chesapeake Paradise: Check out our quick description toward the end of this manual of other possible ways to divide up these two properties to fit your future needs—and just so you know what's here!

Dining & Kitchen



- Local Dining: Explore fantastic waterfront restaurants, crab houses, and pubs nearby. Some suggestions are on our website, and I am happy to offer recommendations by text or phone.
- Grocery Stores: Christopher's Fine Foods is just a 3-minute drive away for any essentials. 12 miles north are Giant and Safeway, and a little farther in Annapolis you'll find those 2 again as well as Whole Foods, Trader Joe's, and Aldi.
- Grilling: You have access to a gas grill and dining table in the yard. Since the only party downstairs would be the owner (i.e., she will not rent the other part of the house), you may be welcome to use the deck downstairs and just check with her if you'd like to use the screened porch. Feel free to move it if it's windy, but please return it to its original spot.
- Well Water: The well has mineral-rich well water, so you'll likely want to use the filter pitchers or bottled water for drinking and coffee. It's fine for all other uses.
- Flat-Plus Kitchenette:
 - Well-stocked with a microwave, compact fridge/freezer, electric skillet, George Foreman grill, toaster, rice cooker, bullet blender, Keurig coffee maker, French press, and electric kettle.
 - We provide cooking utensils, dishes, mugs, wine glasses, and basic spices (salt, pepper, sugar, etc.).
 - No Cooktop/Oven: You can request an electric skillet if needed. Ventilate well using the windows to avoid lingering smells.
 - Local Dining: Explore nearby waterfront restaurants, crab houses, and pubs with live music. Menus are available in the guidebook, but most are online.

Swimming, Kayaking & Canoeing



🚨 IMPORTANT WATER SAFETY 🚨

- **ALL WATER ACTIVITIES INCLUDING BOATING IF YOU BRING A BOAT ARE AT YOUR OWN RISK** (Owner approval required if you are considering bringing a boat of any kind).
- Please wear life jackets and supervise children at all times.
- Kayaks & Canoe: Located against the main house. Launch from the pier—hold the rope attached to the boat and carefully descend the ladder (handle on post). Wear water shoes or tennis shoes on ladder to minimize slipping and avoid barnacle cuts).
 - For beginners, stick to the creek in a watercraft. Avoid the open bay if there is any wind, as it can get very windy there may be boat traffic.
 - Text us when you plan to go out, but no need to ask permission as we'd love to offer tips or help with setup.
 - Let us know if you'll be out long or check with other guests if you see them.
- Swimming: Enjoy swimming off the pier or lounging on our big inflatable rafts.
- The swim ladder can be slippery, so use caution. No diving or jumping off the pier due to changing water depths and muddy bottoms.
- Sea Nettles (Jellyfish): Occasionally present in late summer. If spotted, use rafts or visit nearby swimming beaches.

Pier Use, Fishing, & Crabbing



- Pier Fishing: You're welcome to fish or crab off the pier using our gear.
- For fishing beyond the pier (e.g., from a kayak), check local licensing requirements.
- Crabbing: Crab pots and an outdoor crab cooker are available, as well as mallets etc to aid in eating them. Please put down brown paper or newspaper on glass tables. Tip: Double-bag leftover crab shells and dispose of them in the green/grey outdoor trash bins to minimize smell and crab-loving critters.
- Pier Lounging: Many folks love sitting on the pier and dangling their feet or lying back and looking at stars. If you want to take chairs out there, please bring them in as the winds can come up suddenly.

NOTE: The pier is a shared space; there may or may not be guests at our Cottage next door. If you plan to be there for long periods of time, you may want to check in with other guests about their plans if you see them outside.

Quiet Relaxation in the Hot Tub



IMPORTANT RULES & INFO

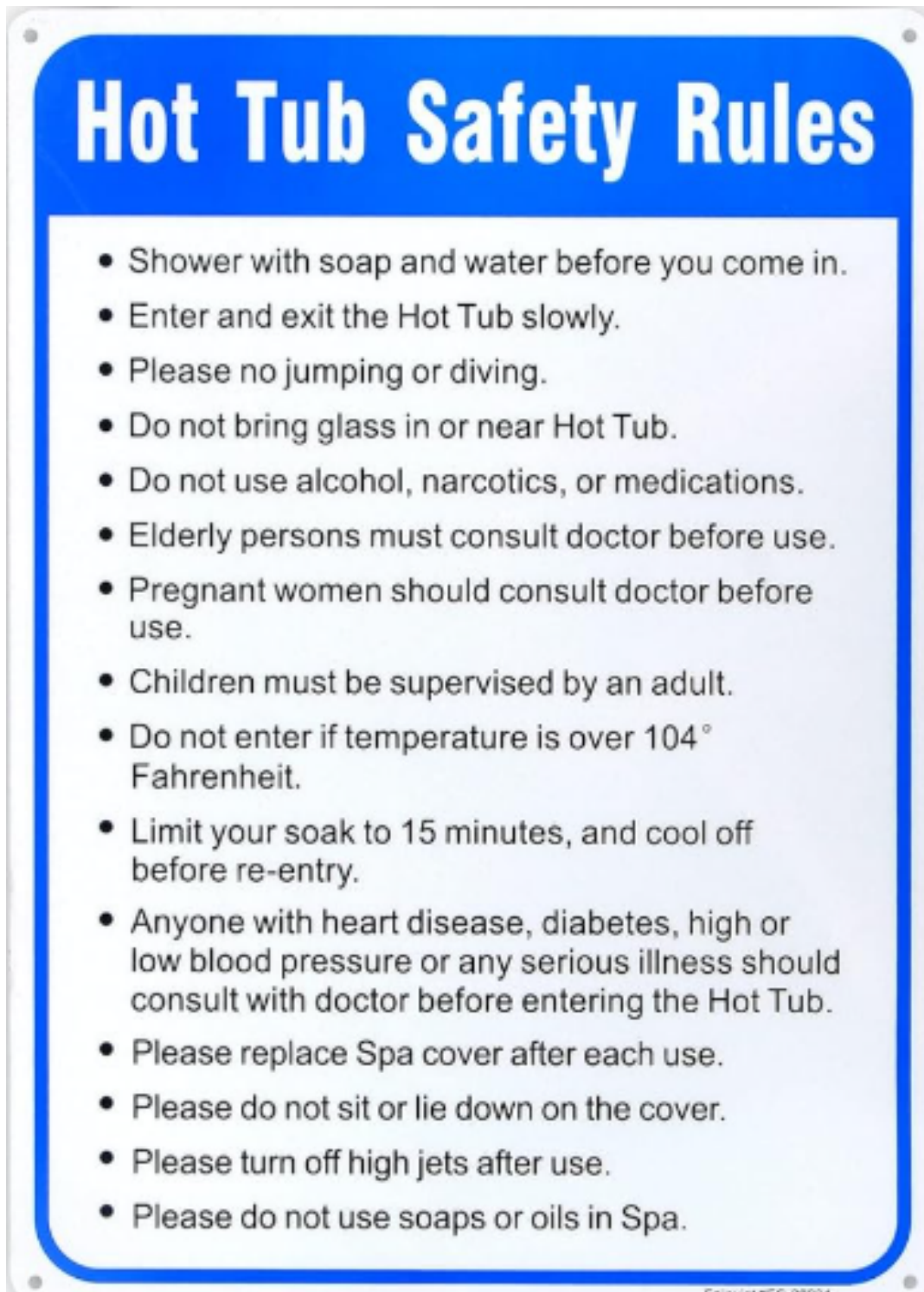


HOT TUB USE IS COMPLETELY AT YOUR OWN RISK. HOURS: (6am-10pm)

- **SHARED AMENITY:** OUR 4-5 person hot tub may be a SHARED AMENITY, depending on who is staying at Chesapeake Paradise; much like at a small resort/hotel. You may—or may not—see other guests/the owner using it and enjoy meeting others there as well as having private time! Feel free to ask other parties how long they intend to use it and also communicate your hopes/plans.
- **LET ME KNOW OF YOUR INTENT TO SOAK:** Many guests don't use the hot tub. If you think you might, let me know before or during your stay, approx. how many might use it. This helps with updating chemicals/expectations.
- **OUR HOT TUB IS A QUIET ENJOYMENT ZONE (RE: NOISE & LIGHT):** IMPORTANT EXPECTATION/RULE: ***This is not a loud “party-type” hot tub.*** In order to get the best view, the hot tub is close to Chesapeake Paradies House (Under Kitchen window and near some bedrooms). Sound carries to our neighbors as well. Please consider it to be a calm, meditative activity, or a place for reading, moon-watching, or quiet chats. **A FAVOR: *If you're staying in the house, please turn off lights you aren't using, esp. In the Kitchen, after dark to enhance privacy and stargazing. Thanks!***
- **HIGH JETS OFF WHILE TALKING ESP. DURING QUIET HOURS:** I want you to enjoy your time in the hot tub! At the same time, since talking over bubblers increases noise levels, please keep bubbles off if people are talking before 10 am and after 8 pm (It's OK to have bubbles on during these times if you're not talking; or to quietly chat while bubbles are off).
- **NO INTOXICATION, DRUGS, or SMOKING (incl. Marijuana) IN/NEAR HOT TUB:** We've had many years of guests having a 5-star visit without loud parties or drunkenness, but this is even more important when using the hot tub given potential liabilities or health hazards, as well as neighbor concerns. Thanks.
- **TEMPS, REPAIRS, ETC. AT OWNER'S DISCRETION:** I'm always disappointed if hotel hot tubs/pools are undergoing repairs/closed, not heated/cooled to temps I prefer, etc., but I've never gotten a refund. The same is true here, including a few times of year when it may be too hot/too cold to run.

>>> PLEASE ALSO FOLLOW HOT TUB RULES ON THE NEXT PAGE:

- :-) Please don't take the cover off. Just fold it back, then stand on steps & **LIFT THE BAR** so it stands up next to the wall under the window. Towel hooks on bar. **THANKS :-)**



Technology



- **Wi-Fi: Network:** ChesapeakeParadise | **Password:** hawnieshouse
- **High Speed Internet** should be strong; let me know if you experience problems (download speed is very fast; upload speed much slower)
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- **TV Setup in The Flat** (not a smart TV):
 - Point the remote at both the TV and cable box to power on. Use the "Guide" button to browse channels (1-99).
 - If only the cable box comes on (showing blue light) then point at the TV and hit the "TV" button.
 - OK to use HDMI cable through your laptop to access smart TV apps
 - Feel free to enjoy our amazing movie collection. Just turn on the DVD player and hit Eject to put in the disc. Switch to "AV" (and toggle back when done) by sliding your finger down the right side of the TV and hit top button.
- **Cell Phone Signal:** Usually good all the time but let me know if there are problems. Best near windows or outdoors. If you're having trouble, feel free to borrow my phone.

Heating & Cooling



- Ductless HVAC Unit:
 - Use the remote (on the windowsill) to adjust temperature and fan speed. The lowest speed is nearly silent. The ceiling fan helps distribute heat from skylights.
- Electric Fireplace: The switches are on the back near the upper right—one for heat and one for firelight—with a knob that acts as a thermostat.
- Keep the wood-burning stove for ambiance or “feet warming” (keep it on low using the thermostat knob on the back) and use the ductless unit over the window as the primary heat source.

Fire Pits & Firewood



- Wood Fire Pit (by the water): Firewood, kindling, and newspaper are in the small wooden shed behind our stucco Cottage next door (across from Stone Carriage House.)
- Gas Fire Pits (on the porch and yard):
 - Turn on the gas tank, use the striker knob, and adjust flame height.
 - Portable strikers in the drawer to the right of the sink in the kitchen if auto-strikers don't work.
 - Turn off the gas and striker knob after use.

Safety: Always fully extinguish wood fires with water and cover with the screen. Be cautious with even small amounts of wind and never leave fires unattended.

Shared Amenities & Activities



While your own accommodation is completely private, there may or may not be other guests in one of the accommodations within these two houses on these 2 acres. It has worked out well so far since I've been super hosting since 2009! Just think of them as you would nice neighbors who share a few things:

- The Pier: Enjoy our pier right in front of this house. If you hope to be out on the pier for a long time, lounging or fishing, etc., please check in with other guests (if you see them) about their hopes for use of the pier. (Bring back chairs, kayaks, anything you might leave on the pier as things easily blow into the water.)
- Kayaks & Canoe: Available for your use; stored against the main house; please text and let me know if you'll be out for more than an hour.
- Yard on Waterside: This yard is roughly partitioned so that the folks in The Flat Plus have more of the right side (looking at the water) including small outdoor dining table, and the folks in Porchlandia or the Sunrise Suite have more of the left side of the yard. Both firepits in the yard and the swings are shared amenities. The deck and screened porch belong to Porchlandia.
- Our Spacious Meadow: Located behind The Cottage on that one-acre property next door (to the left when facing the street); perfect for playing soccer, football, frisbee, tag, or walking your dog (leashed or clicker-collar only please).
- Hot Tub: On the water side of the house, with steps to enter on the deck side.
- Everything in the Common Area "Guest Fun & Supply Area" (inside the maroon door of the garage), includes:
 - Life jackets, kayak and canoe paddles, BIG FLOATY THINGS, crabbing supplies, lawn games, toys, extra toiletries, baby equipment, etc.
- Outdoor Shower: For pre-/post-hot tub, post-bay-swim wash humans & dogs.

House Rules



1. **Relax & Enjoy!** PLEASE DON'T HESITATE to let us know if you need anything. We are great problem solvers, and want you to be happy and comfortable.
2. **No Intoxication/Drugs/Smoking (including Marijuana):** Smoking of any kind is prohibited indoors and within 100 ft. of buildings, hot tub, pier, or water (smoking on pier may be OK if there are no guests next door; no butts left behind).
3. **Respect Neighbors on Both Sides:** Stay within property boundaries. Avoid neighboring driveways. Tell ALL drivers who are arriving not to pass the stop sign at the end of Rodgers Rd, no matter what GPS says. Follow our directions!
4. **Be Conscious of Noise Levels:** While it is spacious and country-like here, sound carries easily across the water and fields.
 - a. Indoors: Quick test: Are you loud enough that people outside or in other parts of the house would hear you?
 - b. Quiet Time Outdoors: Please be mindful of noise levels, and reduce significantly after 8:00 pm or dusk (whichever comes first), since people who live or vacation around here enjoy the quiet.
 - c. Hot Tub: See Hot Tub Rules earlier in this manual.
5. **NO Large or Loud Gatherings/Events; plus approval for external guests:** This is a wonderful spot for intimate gatherings for those who are staying here, but we are no longer doing larger events.. NOTE: A small number of external visitors may be possible, **but only with host approval**. Please contact Shawn if you'd like to have additional visitors who are not already staying on the property.
6. **Event Venue For Sm. Weddings, Retreats, B-Days:** We specialize in smaller, quiet gatherings like corporate trainings, team-building or spiritual retreats, very small weddings, birthdays/reunions, etc. These are primarily for people who are already staying on the property.

IMPORTANT: ALL GATHERINGS require approval by the host/owner. Some gatherings require fees, permits, and/or deposits, etc. depending on the nature of event, parking considerations, music/noise levels, catering/other deliveries, etc.)

Check-Out & Clean-Up



I've been thrilled with the way our wonderful guests have left our places over my many years of hosting, but here are a few check out requests:

- Return outdoor furniture, boats, and equipment to their original spots.
- Double-check the house, grounds, and pier for personal items; it's easy to leave something behind!
- No need to strip beds, but if you do, leave the bedding in that room.
- Please make sure we can tell which towels were used, and lay them over tub or on racks so they don't mildew.
- If you have edible food, spices, or condiments you don't want to keep or pack out, don't throw them away. We'll make that call.
- Check your arrival info for your check-out time. For late or flexible check-outs, ask us the night before.

Chesapeake Paradise Accommodations Overview

(I'm happy to give you a tour of any that are not occupied by guests while you're here!)

1. **Chesapeake Paradise House ("CPH"):**

This accommodation is the entire house (6-7 BR, 4 BA), screened porch, decks, and balconies as well as front and back yard and pier at 1087 Rodgers Road.



2. **Chesapeake Paradise LITE ("CP LITE")** (formerly "Porchlandia"):

This accommodation is the same house shown in the pics in #1 above, but minus the upstairs apartment. "CP LITE" (4-5 BR, 3 BA) consists of the first floor of Chesapeake Paradise House, Sunrise Suite Master King Bedroom with huge en suite bath, Mermaid Bathroom in hallway at the top of steps, and downstairs washer/dryer. Also includes screened porch, deck, left side of yard, and Sunrise Suite balcony. (The upstairs Flat+ Solarium apartment with secure separate entrance, may or may not be rented during your stay. See #4 below.)

3. The Sunrise Suite:

Spacious upstairs suite, King Bed, with a huge luxury bath, private balcony, and stunning bay views. (Enter through the main foyer in CPH and go up stairs to the left and through lockable double doors.)



4. Romantic Sky-Lit Flat + Dazzling Views Solarium (“The Flat Plus”):

Private upstairs skylight studio suite apartment with solarium bedroom, wet-bar kitchen, luxury marble bath and shower, queen & full beds, balcony with same spectacular bay views. One other party can be in the house, but you have a secure separate entrance.



5. Waterfront Wonder Cottage (“The Cottage”):

Bright, roomy, yellow stucco house with 3 BR, 2 BA (one is en suite), heart pine floors, a cozy fireplace, full kitchen, and washer/dryer.



Shown Below: “The Common Area” (Guest Fun & Supplies Space) & Outdoor Shower at the Cottage Garage, Firewood Shed (across from it), single/bench swings (in each yard)



Contact & Emergencies



If you have questions or experience any issues, reach out to:

- Shawn (Owner): 301-785-0545
- Debbie (Cleaning): 410-507-3408
- Alice (Part-time Property Manager): 667-214-4728
- Michael (Part-time Handyman & Back-up Property Manager): 757-971-1055

I'm often staying or working on-site or nearby. Always feel free to text or call, or knock on the accommodation where I am staying if you need something, and also call the other numbers if you are not finding me and need time sensitive support or answers.

Thanks so much for visiting this lovely space with us!

😊 Shawn and the Team