



WELCOME!

Here are our house rules and helpful information for your stay.

Before your stay, please make sure the required **“Release and Waiver of Liability”** has been read, signed and submitted.

The Cabana is located behind “Villa Key West” (the main house) at **3597 San Carlos Dr, St James City FL 33956**. Please park vehicle in front of the garage to the left (east) side as you face the house. The cabana key is located in a combination lockbox just outside of this garage, access to the cabana is the pathway closest to the lockbox (if you do not have the access code to the box, please call us: 804-874-1888 or 804-543-4021).

To unlock the entry doors, you must insert key, LIFT the handle UPWARD, turn key to the right. Same steps are required to LOCK the doors, lifting the handle and turning key to the LEFT.

There are 2 kayaks and 2 bicycles in the left side garage for your use. If you use the kayaks, it is MANDATORY (federal law), that life jackets be worn at all times while on the water. Helmets are provided and optional for bicycle use.

Kayaks, golf cart and bicycles are OFF LIMITS while drinking alcohol or if intoxicated.

Cabana guests have access to entire grounds of the property and garage/shop spaces below the main house. These spaces contain kayaks, bikes, a golf cart, pool accessories, laundry, an ice machine, trash and recycle bins, all other property, vehicles, tools, supplies, etc. located in these areas are the property of the homeowner and are not to be disturbed.

The boats and boat lifts on the property are strictly OFF LIMITS.

There is cable TV and high speed, wireless internet. Login: Coconut Cabana password: welcometoparadise

There is no telephone but there is very good cell service.

The Cabana accommodates 2 overnight guests only, no events, parties, campers or tents allowed.

This is a quiet, peaceful residential neighborhood, no noise after 10 PM.

This is a smoke free property.

No open fires (except firepit) or fireworks.

There may be food in the pantry or refrigerator, feel free to take some, leave some. Remove all perishable food items prior to departure.

Put all trash and recyclables in the appropriate bins located in the west garage.

Cautions and Awareness

SUNBURN- The Florida sun is very intense and many people can get severely burned without knowing it. Please help yourself to our supply of sunscreens and apply often and liberally.

COCONUTS- There are almost a dozen coconut palms on the property, many located around the pool and common areas. Coconuts can fall from the trees at any time and can cause severe injuries if you are struck, please be aware of this and try not to linger directly under heavily laden trees.

KAYAK LAUNCH- The kayak dock and launch area contain many sharp rocks and shells in the water and the larger rocks and concrete get very slippery from the tides. Wear proper water shoes when entering the water or launching a kayak.

GOLF CART- St James City is a golf cart community. All rules and laws of the road apply just like driving a car. Carts may be driven only from dawn to dusk and are restricted beyond the bridge as you come onto St James City. Please plug the cart in after use (battery charger will shut off when fully charged).

BUGS- Bugs and mosquitoes are a part of life in Florida. There is a Mosquito Control Board in the county that seasonally treats the area by ground and aircraft to control and abate the population, but these pests are still around certain times of the year. We provide various forms of insect repellent from citronella lanterns around the pool and personal spray for you to use if needed. Please do not remove lanterns from their locations. This property is regularly treated for bugs and pests however, infrequently, a Palmetto bug may find it's way inside the home or cabana, this is NOT a cockroach infestation nor a reason to be concerned, if this happens your options are to locate a can of bug spray under the kitchen sink and lightly spray to kill the bug or simply catch and release the bug outside, of course a rolled newspaper works well too.

DAMAGE and ACCIDENTS- We ask that you immediately report any damages, loss of items or accidents to and on the property. Please share any safety concerns or shortages of supplies. Your feedback and suggestions are important to us!