



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 or acknowledged 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.

LOCK BOX CODE: (Please text or us @804-543-4021 for updated code)

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 always be worn while on the water. Helmets are provided and optional for bicycle use.

Kayaks, golf cart and bicycles are not to be used 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 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, 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 use help yourself. Remove all perishable food items prior to departure, nonperishable or long shelf-life items may be left.

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

Please do not pick flowers or collect live shells.

CAMERA DISCLOSURE: There are 5 outside security cameras located on the property of VKW: Front driveway west corner, front driveway east corner, Cabana entranceway, westside of house, back yard looking towards pier and dock.

Caution and Awareness

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

COCONUTS- There are 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 do not linger directly under heavily laden trees.

KAYAK LAUNCH- The kayak launch area next to Sunset Pier can contain sharp rocks and shells in the water and the larger rocks and concrete can 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 from dawn to dusk and are restricted beyond the bridge as you come onto St James City. Our golf cart is complimentary during your stay, though there is no guarantee it will always be available. Please re-plug the cart in after use (battery charger shuts off when fully charged).

STORMS- Storms can form very quickly (especially in the afternoons of Summer) and can be quite dangerous and violent. Keep a watchful eye on the sky and weather reports. If you see lightning or hear thunder, immediately get out of pool or seek shelter if on the water.

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 its way inside the home or cabana, this is NOT a cockroach or an 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.