

THE COZY CASITA ON BREEZY ACRES HORSE FARM

Sherman, TX



WELCOME!

Thank you for choosing to stay on our little North Texas farm. We absolutely love this area and hope you will enjoy your time here. Please let us know how we can help make your stay even more pleasant.

We live in the main house so feel free to come by the front door to say "Hi"!

We respectfully ask guests to follow some simple rules about our place to keep it in good condition for your return stay or for the next guests.

If you enjoyed your stay, please leave us a glowing review on the app you reserved through or on Yelp.

-Tanya "Breezy" Simmons

(512)771-2506

RULE #1

Please **only flush toilet paper** down the toilet. Our septic system is extremely sensitive. Solid debris and other foreign items will damage it. Please place such items in the trash

RULE #2

If you brought a pet dog, **please keep it leashed when outside** walking the grounds. There are dog biscuits and doggy waste bags available.

RULE #3

There are livestock on the property, and you are free to visit them and take photos. **However, please do not feed them or open the gates to enter their paddock or pasture.**

AMENITIES | APPLIANCES | ANIMALS

TV/Apple TV:

- Turn on the TV using black Samsung Remote.
- Activate Apple TV using silver remote. Press the center button. Allow Apple TV menu to appear. Use remote to navigate Apple TV. Apple TV+, Netflix, and Prime.



The Casita faces to the west towards the sunsets. Enjoy the view from the living room or the front porch. There is also a swinging bench and hammock right outside the door.

AC/Heat: Use the thermostat on the wall to adjust temperature and climate.

Bathroom Bluetooth Speaker: Turn on bathroom vent fan (switch) and connect your device to Sensonic Vent Fan.

BREEZY'S HERD

The Flock of Fowls

Dim & Sum Chinese white geese, & 1-7 Phyllis Diller's aka chickens.

Chief Security Officers:

Earl and Pearl, the mini-Donkeys

Agents of Mayhem

Lucinda & Dolly the G.O.A.T.s

Chief Rodeo Officer

Trip, the Grulla Paint Gelding



Other Rules | Pool Rules

Kitchen Sink: Please do not put coffee grounds or large food particles down the sink. Please place in the trash instead.

Swimming Pool: Pool hours are 8am-9pm. There are pool floats and mats available by request. Please contact Breezy at (512) 771-2506.

Casita Garage: Please do not enter or use the garage.

Parking: You can park behind the Casita.

Other Horses: These horses are paying customers so please do not interact.

Beehives/Bees: There are 10 beehives on the western side of the property so please stay outside the wooden borders.



Garden Area: You may visit the raised garden beds, but please do not enter the Garden Shed. Refrain from touching plants or produce. If you would like a sample, please contact Breezy at (512)771-2506.

Farm Grounds: You may walk the property and suggest staying along the graded paths. Some parts are rocky and uneven so please exercise caution. A reminder to keep your pets leashed. Please do not enter the gated pastures, pens, and paddocks. At night it's best to stay near the Casita and the graded paths.



Other Rules

Spare bedding for the Couch sleeper is available in the closet.

Towels and washcloths are also available in the closet.

Toilet Paper is in the cabinet in the closet.

Leave trash bag/s outside the back of Casita.

As you checkout, please place the key on the Kitchen island



Trampoline Use: To use the trampoline Guests must sign a waiver



Other Rules | Check Out

Please remove bed sheets (sheets only) from all beds and place in front of washing machine.

Please place all used towels in front of the washing machine.

Please remove used coffee grounds and filter from coffee maker and place in trash. Please hand wash coffee pot.

Please load dishwasher with all used dishes, cups, flatware, etc. and start dishwasher. Detergent pods are under the sink.

Do not place wooden utensils in the dishwasher (please handwash and dry).

Do not place pots and pans in the dishwasher. Please handwash and dry.

Gather all trash and place trash bags outside at the back of the Casita.



Merchandise

Honey & Condiments: (tax is 8.25%)

- 8 oz Honey: \$14
- 8 oz Jalapeno Jam: \$8
- 8 oz Banana Pepper Jam: \$8
- 16 oz Pickled Jalapeno: \$12
- 8 oz Pickled Jalapeno: \$8
- 16 oz Pickled B. Peppers: \$12
- 8 oz Pickled B. Peppers: \$8



Breezy Acres Horse Farm Logo T-Shirts: \$25

Green or Orange, S, M, L, XL sizes. Limited 2XL sizes

