



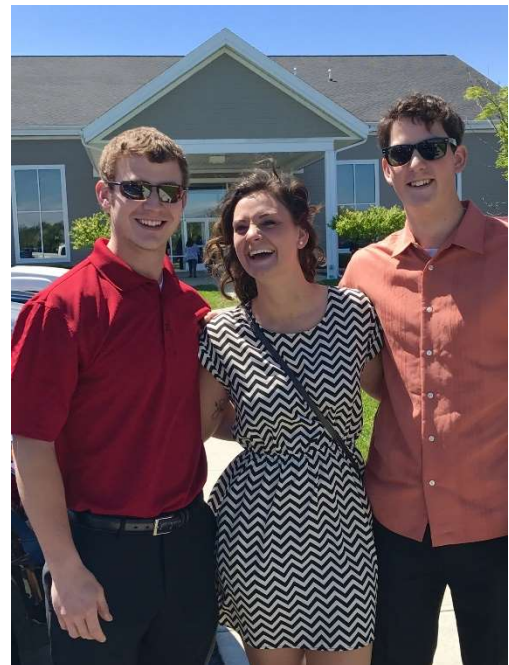
Southern Serenity Beach Vacation Rental, LLC

Welcome Book

Welcome to our Home

SOUTHERN SERENITY VACATION BEACH RENTAL, LLC

We began coming to the island with our kids during Spring Break in 2005. We'd talked about buying here for years and in 2018 finally pulled the trigger. You should see immediately upon your arrival that this is our home, not just a vacation rental. We've tried to think of everything we've enjoyed over the years and included them all for your use. We wish you the best, most enjoyable time in Fort Myers Beach and hope we can be a part of helping you make lifelong memories.



Brad & Shelley Wethington
Southern Serenity Beach Vacation Rental, LLC

Southern Serenity Beach Vacation Rental, LLC

285 Ohio Ave
Fort Myers Beach, FL 33931
Southern_Serenity@sbcglobal.net
(317) 490-4728

Welcome

Thank you for choosing Southern Serenity for your beach vacation. We have tried to think of everything to make your stay enjoyable and memorable. If there's anything that we could do or could have done to make your experience better please call or text us at (317) 490-4728; or email us at Southern_Serenity@sbcglobal.net. Likewise, if you have any questions about our home that we've not answered in this welcome book please call, text or email so that we can answer your questions and include this information for our next guests.

Yale Assure Lock™ SL

We've equipped our house with a Yale Assure Lock™ SL Key Free Touchscreen Deadbolt. Prior to check-in we'll ask for a copy of your identification that matches the credit card you used to secure your reservation. Thereafter we'll issue you a code your guests and you will use during your stay. To enter the home simply touch the back of your hand to the lock, enter your lock code, then hit the check mark. To lock, simply touch the back of your hand to the lock.

Maintenance & Repairs

We take great pride in our home and do our best to ensure that everything is in good condition and in working order. We regularly and frequently visit to personally inspect the property, the work of our cleaning contractors, the work of our pool contractor, etc. We employ a team of contractors who regularly service

the house, the HVAC, the grounds and appliances. We have the house regularly and frequently treated for pests. Despite our best efforts things break, things wear out, and things need to be replaced. Please email, call or text with any maintenance issues you find upon your arrival or encounter during your stay so that we may address them as quickly as possible.

Short Term Rental Ordinance

The Town of Fort Myers Beach passed ordinance 18-01 (May 7, 2018) which requires that property owners tightly manage their properties and be available 24/7 to address issues (e.g., noise complaints, large parties, etc.). The ordinance imposes heavy fines for complaints regarding disturbances. We are on a quiet street just close enough to the nightlife of Town Square and just far enough to get away to rest and relaxation. Many of our neighbors are lifelong residents and many work during the week. Please be respectful of quiet hours of 10:00 PM to 8:00 AM.

This is a non-smoking facility

We're happy to offer our home as a non-smoking facility. Smoking is permitted on the grounds, just not in the house. Please help us maintain this policy by strictly enforcing that your guests not smoke inside the house and by picking up and discarding all cigarette butts. There is a strict smoking cleaning charge of \$300 in addition to any damage caused.

Wi-Fi

Our home is equipped with complimentary high-speed Wi-Fi. Select “Southernserenity” in network settings; password is Dolphins08

Baby Supplies

We have 2 pack and plays and four sets of waterproof sheets for your use. We also have two bed rails and a booster seat with tray. If you need any additional cribs, pack and plays, high chairs, etc. they may be rented from Vacation Baby Rental at <http://www.vacationbabyrental.com> or by calling them at (941) 202-0730; or BabyQuip at <https://www.babyquip.com/annabell917> or (239) 200-5992 . As an alternative there are several thrift shops and secondhand stores near the island. If you’re in the bargain hunting mood while you’re here on vacation you might be able to pick up what you need, then resell it when you leave. A couple of suggestions:

- Once Upon a Child (<https://www.facebook.com/OnceUponAChildFortMyers/>) (239) 274-0039
- Beach Kiwanis Thrift Store Fort Myers Beach (239) 454-8090)

Pet Policy

We're happy to offer our home as a pet friendly facility for an additional fee of \$75 paid at the time of your booking. Pets are welcome, but we ask that you help us maintain this policy by picking up after them. There is an additional charge of \$150 if our cleaning service must pick up after your pet. Charge will be deducted from your deposit. This is in addition to any damage to the home caused by your pet.

Housekeeping Service

Our home was cleaned just prior to your arrival. We expect that you'll find our home to your satisfaction. Should you find anything out of order please contact us by text or phone at 317.490.4728; or by email at Southern_Serenity@sbcglobal.net. The pool is serviced twice weekly on Tuesdays and Fridays. The pool technician should have no reason to interrupt your stay or to access the house for any reason.

Pool

The light for the pool is located on the south wall of the lower level. As you're walking in the house from the pool that's the wall to your right – on the right side of the patio/sliding glass doors.

Please be courteous of our neighbors by observing quiet hours from 10:00 PM to 8:00 AM. Children should not be in pool during quiet hours. Please reserve 10:00 PM to 8:00 AM for the adult guests in your party and please keep noise to a minimum. Children under the age of 16 should be accounted for always and should be closely monitored when in or around the pool area. Please, no glass in or near the pool. We've furnished our home with varieties of plastic dishes in the downstairs kitchen (e.g., plastic wine glasses, plastic glasses)

The pool is serviced twice weekly on Tuesdays and Fridays. The pool technician should have no reason to interrupt your stay or to access the house for any reason. There shouldn't be any need for intermittent service beyond the regular schedule but if you need unscheduled service during your stay please contact us by phone, text or email. The cost of the unscheduled pool service would be an

additional cost that you may pay directly to the pool service or we could withhold from your deposit.

Pool House

The key for the pool house is located in the lock box on the East side of the pool house. The code for the lock box is 1992. Please replace key in lock box once you've unlocked the pool house door. Pool house contains a small refrigerator and freezer and houses the receiver that powers the outdoor speakers. Please be courteous to our neighbors by not playing music too loudly and please observe quiet hours of 10:00 PM to 8:00 AM. The light switches are inside the door to your right. One controls the interior pool house; the other controls the flood lights.

Gas Grill

There is a gas grill furnished for your enjoyment. Please clean grill and replace grill cover after use. Please turn off LP gas at the tank when not in use. Replacement LP tanks are located inside pool house next to refrigerator.

Beach Towels

Beach towels are provided for your convenience. Please feel free to use these along with the other beach gear (e.g., chairs, umbrella, beach cart, coolers, etc.), but please leave them at the end of your stay. Lost or missing towels will be charged back to you at \$20 each.

Outdoor Fire Pit

Please limit use of the outdoor fire pit to sunset to sunrise and when you're on the pool deck. Please don't burn during daylight hours or when you're not using the pool or pool deck. We're restricted to how much gas we can keep at the house. Use, enjoy, but conserve. Please turn off LP gas when not in use.

Propane Tanks

We do our best to keep them filled so that you should never be without. We have six propane tanks at the house. We are restricted on how much gas we can have (and are pushing our limit). Despite our best efforts, on very rare occasions we've run out (and it's attributed to a guest leaving the fire pit or grill running when not in use). To ensure you have plenty of gas for a meal you're grilling you might check the replacement tanks in the garage to ensure there's a spare. Place tank on the scale in the garage. A full tank should weigh about 37 lbs. An empty tank is approximately 17 lbs. Please notify us if spare tanks are empty so that we may arrange refills. If you should need a replacement tank during your stay you can exchange one at The Goodz, 1741 Estero Blvd. The Goodz is 0.3 miles from the house. It's always a 5-minute walk. Depending on season and time of day it can but much faster to walk than drive.

Trash

Recycling & Horticulture

Please take recycling and horticulture (if any) to the curb on Tuesday evening. Recycling & horticulture are picked up very early Wednesday morning. Please return trash cans after trash is picked up. Please don't leave trash cans at the street for the remainder of your stay.

Garbage

Please take out trash on Wednesday evening (is picked up very early on Thursday morning). Please return trash cans after trash is picked up (please don't leave at the street for the remainder of your stay).

Central Air

There are three air conditioning units – one for each floor. Each can be separately controlled by its own thermostat. Central air units will freeze up in Florida if set to below 72°. Please conserve by setting thermostat to 75-78° when you're not using a floor for an extended period. If you're enjoying a day at the pool, you'll be in and out of the refrigerator and bathroom and will be opening & closing the patio door a lot. Please consider setting downstairs air at 78°. If you require HVAC service during your stay because of frozen unit the service call charges may be

withheld from your deposit. Please set all three thermostats to 78° when you depart.

Inclement Weather Policy

Please do not use retractable awnings in winds exceeding 10 mph. In the event of severe weather where evacuations are suggested we may ask you to lower the hurricane shutters and place outdoor furniture inside. In exchange we'll gladly refund the unused portion of your stay on a prorated basis. If there is a weather (or other) emergency in which mandatory evacuations are ordered we will ask you to lower shutters, place outdoor furniture indoors and vacate the property for a prorated refund of unused stay. In the event that you choose to or must vacate for any reason, please report this by calling or texting us at 317-490-4728.

Ironing Board & Iron

There are two ironing boards and an iron for your convenience. One of the ironing boards is located in the main closet on the main level; the other in the master bedroom on the upper level. The iron is located in the master bedroom closet.

Checkout

Checkout time is 10:00 AM Saturday (or on the day of your scheduled departure if you've made special arrangements for other than Saturday). Please use the following checklist to help facilitate readying our home for our next guest.

- Load dishwasher and start
- Leave sheets on bed; leave bed unmade
- Set thermostats at 78°
- Place all trash in outdoor receptacles (leave receptacles at side of house as trash doesn't come until Thursday)
- Leave be sure to replace key in pool house lock box and lock the box
- Please lock all doors upon your departure
- Please leave dirty towels in laundry room in front of the washer

Please leave only a day of laundry (i.e., your towels from the morning of your departure). The cleaning crew struggles to get all the bedding and towels laundered during the brief period between your checkout and the 4:00 PM check-in. If you've left all your laundry for your entire stay including beach towels and

days' worth of bath towels, cleaners will need to leave, take laundry to laundromat and there will be an additional cleaning fee assessed.

Transportation

Once you get to the island, following your trip to the Walmart for your weeks' food and adult beverage rations, there's literally no reason to drive a car (unless you want to enjoy some off-island attractions). There are more restaurants within walking distance than you could possibly visit in your one-week stay.

Fort Myers Beach offers a trolley system year-round, 7 days per week. Service runs from Lover's Key State Park at the South end of the island to Beach Park & Ride off-island (to the North). Stops for the trolley are indicated by the blue and white 'trolley' signs. The latest schedule can be found at <https://www.fortmyersbeach.org/wp-content/uploads/2018/07/Fort-Myers-Beach-trolley-timetable-route-400.pdf>. Frequency varies by season, but in-season the trolleys run about every 10-15 minutes. In-season is free; off season is \$0.75 or \$0.35 for seniors, those with disabilities or full-time students. Children under 42" are free. All day and 3-day passes are available at additional discounts.

Area Attractions

We hope you enjoy your stay and that you'll consider making our home your home away from home for years to come. Please don't hesitate to call, text or email if you have any questions or would like any suggestions about the area, area restaurants and/or area attractions. Here are just a few we can suggest:

1. Check out Time Square. Nightly entertainment in season; frequent during off-season. Tons of restaurants, bars, shops, ice cream. That's where all the people hang at night. Take a walk down the fishing pier. Several area bars and restaurants offer live music. For a schedule of some of the local entertainment visit <https://fortmyersbeach.news/live-music-on-the-beach/> (where you'll also find information on area attractions).
2. Salty Sam's Pirate Cruise ((239) 765-7272; <https://www.floridapiratecruise.com/>): 90 minute cruise, fun for adults (complete with full bar) and kids
3. Miniature Golf: there are five miniature golf venues nearby, but none within walking distance. The shortest drive and our favorite is Smugglers Cove Adventure Golf. Take some quarters so kids can feed the live alligators (although they'll make change for you). (239) 466-5855. Open until 11:00 PM in season.
4. There are more than a dozen bike rental places on the island. The nearest (just at the end of our street; less than .2 mi) is Fun Rentals. They rent bikes, scooters and motorcycles (including Harley Davidson). Pedal Less E Bike Rentals is located at 450 Old San Carlos Blvd. They offer electric fat tire bikes that you can ride on the island or the beach.
5. There are several kayak opportunities near the house. You can go out on your own or on a guided tour. The house is just 200' from the back bay. Watch carefully for the manatees and dolphins while you're out.
6. There are also several opportunities for beach sports – from jet skis to parasailing to banana boats. The closest rental location is at the DiamondHead (about .3 mi) but once you get to the beach, you'll see them all up-and-down the beach. The closer you get to Time Square (West of DiamondHead) the more you'll see and generally the busier they are.

7. For naturalists, Lovers Key State Park on the South/East end of the island offers 712 acres of Florida preserve. There are walking trails, kayak rentals, natural beaches and concessions. It's too far to walk (about 5 miles) but the trolley will take you there (free in season; \$0.75 off season). There's also a smaller, closer walking trail and preserve – Matanzas Pass Preserve – which is about 60 acres and includes a 1-mile trail. Matanzas Pass Preserve is just .9 miles from the house. Lover's Key has a small entrance fee; Matanzas Pass Preserve does not.
8. Bowditch Point Park is located on the North/East end of the island. It's part of Lee County Parks & Recreation. The trolley will take you there or you can walk (a bit of a haul; about 1.8 miles). Bowditch is open 7 days a week from 7:00 AM to dusk. Too much to do there than I'll list here. Visit them at <https://www.leegov.com/parks/facility?fid=0111>.
9. We're told we have the largest private pool on the island. Nonetheless, if you're looking for a change of scenery there's a waterpark - Fort Myers Beach Pool – located at 2600 Oak St (.9 mi). This facility offers 7,000 square feet of water, a heated lap pool with a wheelchair accessible swim lift and a large water slide. Also, a shallow family pool with an interactive play structure, a floating obstacle course and plenty of shade under one of the 20ft wide Funbrellas! Admission is \$7 for adults and \$5 for children. For more information visit them at <http://www.fmbgov.com/967/Fort-Myers-Beach-Community-Pool> or call (239) 463-5759.

If you'd care to venture off the island, Sun Splash Family Waterpark is located in Cape Coral (about 20 miles). This is Southwest Florida's largest waterpark where you can enjoy 14-acres of water slides, pools, attractions and a lazy river. Visit them at <http://sunsplashwaterpark.com/>. Sun Splash is only open seasonally – usually from mid-March through late-September. Be sure to call or visit their website to confirm they're open. It's a pretty good haul from the house so I'd hate to see anyone travel there and find them closed.

10. There are tons of different dolphin and sunset cruise opportunities in the area. Prices start at around \$20 per person. I'd recommend going to TripAdvisor where you can see several different options, compare prices and look for special offers and reviews.

11. Did you bring your dog? There's a dog beach located at the South end of the island. Visitors say you'll find lots of dolphins there and you don't need a dog to enjoy. Dogs may run free (can be off leash) and enjoy the water. There's a dog shower so you can rinse your dog before leaving the beach. Dog Beach is located at 8600 Estero Blvd - about 7.9 miles from the house. Dog Beach is open 7 days a week from 7:00 AM to dusk. Dog Park is part of Lee County Parks and Rec. There is no charge for use of this facility. Please pick up after your pet and obey the rules to preserve the use of this park for all area residents and their guests.

Area Restaurants

All area restaurants are beach attire. You're on vacation and you're on an island. Flip flops and tee shirts are appropriate anywhere you go; swimsuits and coverups are appropriate at most. Reservations are never required. Here are some of our favorites – all within walking distance of the house. There are more restaurants within walking distance than you could possibly eat at in a week, but here are just a few of our favorites:

Name	Address	Phone	Stars (out of 5)	Distance	Notes
Hoosiers in Paradise	1901 Estero Blvd Unit 107	(239) 314-5601	4.8	.2 mi	Be sure to try the tenderloin (especially on Tuesday)
Cabana's	2000 Estero Blvd (inside DiamondHead)	(239) 765-7654	4.6	.3 mi	Great bar on the beach. Try the Grouper Rueben and Shark Attack
Salty Crab	1154 Estero Blvd	(239) 233-8224	4.2	.6 mi	One of our favorite spots on the island
Smokin' Oyster Brewery (SOB's)	340 Old San Carlos Blvd	(239) 463-3474	4.5	.8 mi	Be sure to try the SOB chowder
Yucatan	250 Old San Carlos Blvd	(239) 333-4386	4.3	.8 mi	Wait until you see the barstools. Try the Berry Beachside drink
Plaka	1001 Estero Blvd	(239) 463-4707	4.2	.8 mi	Outdoor seating, Time Square. Try the Saganaki
Matanzas on the Bay	416 Crescent St	(239) 463-3838	4.5	.9 mi	Right on the water. Enjoy the back bay. Try the alligator bites

Kilwin's Chocolates	50 Old San Carlos Blvd	(239) 463-4500	4.3	.8 mi	Best ice cream on the island. Oh, and that fudge ...
Lin's Garden	2943 Estero Blvd	(239) 463-0890	3.8	.9 mi	Don't let the rating fool you. Best Chinese food anywhere. Let them deliver for a dinner at the house
The Whale	1249 Estero Blvd	(239) 463-5505	4.3	.5 mi	Best baby back ribs on the island
Lighthouse Tiki Bar & Grill	1051 Fifth St	(239) 463-9392	4.5	.7 mi	Open late (probably latest on the island at 2:00 AM).
Zushi Zushi	201 Old San Carlos Blvd	(239) 463-9874	4.3	.8 mi	Good sushi and 50 different beers on tap (and 200 different beers)

Like and Follow Us on Social Media

We invite you to follow us on Facebook at

www.Facebook.com/SouthernSerenityFMB. We're constantly adding, updating and renovating so check back often for updates, updates on area attractions, special events and discounted rates. Please consider checking in on Facebook, uploading your favorite pictures from your trip to Fort Myers Beach and tagging @SouthernSerenityFMB or on other social media at #SouthernSerenityFMB. Have a great stay and please come back to see us the next time you visit the island.