

HOUSE RULES FOR THE UPSTAIRS UNIT

OVERVIEW

This is our secondary home; We ask that you treat our Airbnb rental as if it were your own. Please be aware of the condition of items in the home and if you notice anything broken when you arrive, contact us straight away to let us know. We have photographed the space prior to your arrival for reference; please feel free to do the same. I also ask that you watch noise levels at night as we have a close relationship with our neighbors, and we do not want to cause any problems. Every house has its quirks so please read this information to help you get acclimated.

FAMILY RENTAL ONLY

Reservations made for teenagers or young single groups will not be honored without any accompanying adult staying in the unit at ALL times. We require at least one member of the party to be 25 (twenty-five) years of age! Any violators will be evicted according to Florida Statute 508.141 with forfeiture of all monies. Any reservation obtained under false pretense will be subject to forfeiture of reservation deposit and/or balance of rental payment.

PARKING

As you may have noticed when you got here, parking is available on the driveway. Please make sure you do not block our neighbors access to their side. If possible, we recommend that you park facing out. That'll make it easier for you when exiting the property as cars tend to go fast on A1A. The spots are labeled with green turtles. Your assigned spaces are the two to the right (2 & 3). The unit only has available parking on the driveway for 2 vehicles. If you were to have a guest for the day, they can park by A1A, but to be honest, we don't know what the county rules are regarding that.

It is quite evident a car can't be driven to the back of the property for loading/unloading. You would be driving on top of a gas tank and a septic tank so simply don't.

ACCESS/KEYS/LOCKING UP

The entrance to the unit is through the front door up the main stairs There are motion sensor lights that will help you access the property if you arrive during the night. There is no key for the front door. There is however a lock with a keypad. You will be given your own code to open the door. We understand it may be a bit difficult to go up so many stairs with luggage, groceries, etc. Please take your time and be careful as you go up and down the steps. Ignore the lockbox on the wall.

Remember to lock up when you leave and at night. This is for your safety. Although our property is in a safe neighborhood, we do take security very seriously. Besides the front door, the unit has a total of 6 sliding doors (plus two in the master). Make sure all doors are closed and locked at night and when you leave.

BEACH ACCESS

The beach can be accessed by the wood deck right in front of the tiki hut or by the natural path to the left of the property. This beach is very private and quiet so it is not uncommon to only see other people far away. You can go down the stairs from the second floor balcony or exit through the front door and walk to the back by the north side of the property. The balcony stairs are very steep and the mulch area may not be leveled. We don't recommend walking barefoot on the mulch nor going up and down the stairs with your feet wet. Whichever way you go, we ask that you please walk with caution.

Due to the 2022 hurricane season, the sand level dropped significantly. We have built stairs to make it easier to get to the beach. We understand that carrying belongings may not be that simple. Hopefully the beach sand level will return to normal soon thanks to the Brevard County's Beach Management Restoration Projects.

We encourage you to go online and browse for Melbourne Beach Warnings, Watches and Advisories.

SMOKING - PROHIBITED IN THE PROPERTY

This home is a non-smoking environment. If you do decide to smoke, please do it outside at least 15 feet away from the property and not in the tiki area, and that you extinguish the cigarette in water. Remember there is mulch and vegetation outside which could catch fire if cigarettes are not disposed of properly. We have a honed radar for stale smoke smells!

GARBAGE AND RECYCLING PICKUP

Please take your garbage and recycling items to the bins located on the north side of

the property. Some garbage bags are provided for your kitchen and bathroom garbage bins but if you do need additional ones, please ensure to add to your grocery list

Garbage pickup happens twice a week - Wednesdays and Saturdays. We recommend you take the bins out the morning of collection. Sometimes raccoons can show up at night and tip the bins over, so it is best to take the bins to the curb early morning the day of pick up.

Recycling is picked up once a week on Wednesdays. Again, if possible, please take recycle bins to the curb early Wednesday morning.

We kindly ask that you place the bins back on the side of the property.

WASHER/DRYER

We have provided laundry detergent for you to do an initial load while staying at the property. We encourage you to do laundry with cold water. Please make sure to clean the lint trap after every load. Also, please make sure your clothing is free of sand before washing! Both washer and dryer were purchased recently so they should be working perfectly.

DISHWASHING

Prior to checking out from the upstairs unit, please load and run the dishwasher if you have dirty dishes. Dishwasher detergent has been provided for your convenience. A charge of \$50 will be made if you leave your dishes dirty so please make sure you leave the kitchen as you found it, clean and tidy.

KITCHEN COUNTERTOPS/SURFACES

Cutting boards have been provided so make sure not to do any cutting directly on the countertops nor on the wood surface of the kitchen island.

SHEETS AND TOWELS

We have provided two towels per guest (bath and hand). Please wash and dry them on any given day if they require washing. White towels are not for the beach! Beach towels have also been provided for your convenience.

BEACH CHAIRS & UMBRELLAS

Feel free to use the beach chairs and umbrellas provided which are hanging by the shower outside. There are also green and brown Adirondack chairs you can move from the deck to the beach. Just make sure to bring them back and stack them together at the end of the day. Please make sure to leave furniture and beach chairs as you found them – clean and free of sand, and put away neatly. Umbrellas, boards, toys, cooler, etc. can be stored in the storage room on the second floor balcony.

AIR CONDITIONING

Make sure to have doors and windows closed when the AC unit is turned on. This will keep the cool air inside and keep the temperature moderate. In addition to cooling efficiency, leaving the doors and windows open will also put stress on the unit and possibly damage it.

QUIET HOURS

We have established quiet hours to go from 10PM to 8 AM. Make sure to be considerate and respect these hours.

CLEANING

As you are aware you are paying for a cleaning fee. Cleaners will show up the day you check out. For longer stays, you can contact Green Leaf Maids at (321) 431-7761 and request cleaning services from them directly (at your expense). You can arrange for direct payment to the cleaners.

GRILLING

There is a grill with four burners available to you. Please make sure to clean the grill after each use. BBQ utensils can be found in the kitchen. Gas tanks are checked periodically so most likely you will not run out of propane. However, in case you do, you can exchange the tank in several locations nearby for around \$22. **IT IS EXTREMELY IMPORTANT THAT YOU DO NOT LEAVE THE GRILL UNATTENDED DUE TO THE DRY LEAVES ON THE GROUND AND VEGETATION AROUND IT.**

Make sure to turn the burners off but more importantly **CLOSE THE TANK'S VALVE** when done. Any lost gas tanks will be charged at \$75 each. There is a fire extinguisher under the sink which hopefully you will never use and of course the hose is also nearby.

EXTRA GUESTS

We do not mind if you invite friends over to visit you while staying at the property; however, please keep the number of guests to a limited amount; we do not allow extra guests to sleep at the Airbnb unless previously agreed-upon when you booked the rental. Also please keep in mind that parking is limited and no overnight parking of additional vehicles is permitted in the driveway as mentioned earlier.

PARTIES/GATHERINGS OR EVENTS

Please refer to Airbnb guidelines since a ban on parties and events was put in place in June 2022.

We do not allow guests to host parties/gatherings or events in our property. We greatly appreciate your compliance on this as we don't want any issues with our neighbors. You will quickly realize how quiet this location is. You need to respect the quiet hours which go from 10pm to 8 am. Please don't be sneaky. If you host a party or gathering at the property, your rental may be canceled and you will be asked to leave. In addition, you will lose your deposit.

PETS

We understand how pets are part of the family, but unfortunately, pets are not allowed at this property. Please don't be sneaky. If a pet is brought to the property, your rental may be canceled, and you will be asked to leave. In addition, you will lose your deposit.

BROKEN/DAMAGED OR LOST ITEMS

If for any reason you break an item (coffee mugs, dishes, decor, etc.) during your stay, please let us know. We understand that accidents happen, but in order for us to fix or replace something for future guests to enjoy, we will need to know what has been broken or lost. We ask that you refrain from taking any dishware and silverware to the beach as it can easily be lost. We take pride in the cleanliness of our beaches and protect ocean wildlife with a passion!

We appreciate your honesty in this matter. This also relates to appliances, water fixtures, linens, etc.

ITEMS PROVIDED

For your convenience, we have provided multiple items for everyday use, such as toilet paper, hand soap, dish soap, and laundry detergent. In case you forgot something, there is a convenience store within walking distance north of the property and of course multiple drugstores, supermarkets and gas stations 15-25 minutes away.

FIREPLACE

The fireplace is operated with a remote control. This is the only remote available so make sure not to misplace it. If lost, you will be charged for its replacement. PLEASE do not leave the fireplace unattended when on and do not leave on overnight.

INTERNET AND TV

Internet service at this property is provided by Spectrum which is a very reliable Internet service provider. In order for our guests to always have connectivity, we have added wireless extenders which explains the multiple Wi-Fi accounts available. If you are getting a low signal, try swapping wifi connections. All accounts available to you start with MySpectrumWifi08 and the password is the same for all: greennest789.

There is no cable television at the property. However, there are two TVs each with a Roku box for video streaming. If you log in to your accounts, make sure to log out before checkout. It is very common for guests to check out and leave their profiles active. Future guests may log you out but they could also take advantage of users that remain logged in so it is best to logout before departing.

It also helps to allow "calls over wifi" on your cellular phone for better connection when making phone calls.

SHARED SPACES

It is possible that during your stay, other guests may be staying at the property as well. There is a larger unit upstairs. Please be respectful of this by maintaining your noise levels at a minimum not only for the other guests but for our neighbors as well. Also, we are sure you will be able to compromise with the other guests when it comes to the use of the grill, beach chairs, outside shower, tiki hut area, beach deck, etc. The property does have two access points to the beach - the wood walkway on the right and the natural path to the left. Both will take you to the gorgeous beach which most likely is the reason you came!

TURTLE SEASON

Brevard County is the largest nesting area in the world for loggerhead and green sea turtles. Sea turtle season is May 1 to Oct. 31, and that means every person who lives and plays on the beach must do their part in making sure the sea turtles have a successful nesting season.

Florida hosts 90 percent of the sea turtle nests laid in the United States each season, and Brevard County's 72 miles of beaches are part of the largest nesting aggregation site of loggerhead sea turtles in the world. Three of the world's seven species of sea turtles nest regularly on our beaches.

The immense leatherback sea turtles typically are the first to arrive and begin nesting in March. The loggerhead sea turtles join the nesting activity a few weeks later, typically in mid-April. The green sea turtles are the last to the party and tend to arrive to nest in late May to early June.

Please do your part to protect these beautiful creatures and to allow them to have a successful nesting season. Do not leave chairs, umbrellas or anything that may get in the turtles' way. No bonfires, flashlights, etc. during turtle season. The nests are easy to spot and sometimes they are marked by the Sea Turtle Preservation Society volunteers and/or Florida Parks staff who patrol the beaches.

If you are visiting during these months, we encourage you to go to the beach and experience this for yourself. Just follow the rules. If in doubt or to learn more, visit the Sea Turtle Preservation Society Website or search this topic on your browser. Also, there is a Sea Turtle Lighting Ordinance in Brevard County. Code Enforcement Contact: 321-633-2016

DRINKING WATER

Municipal water is not available in this area so the water at the property comes from a private well. The water does go through a 3-stage filtration and softener system. It is a matter of preference. Some people may not like the taste and they might prefer to purchase drinking water from the supermarket.

SAND

It is very important that you remove the sand from your body and clothing before going back inside. Keep this in mind when showering and/or doing laundry. Anytime sand enters a drain, problems can arise. Sand itself will not damage the pipes, however the stoppages it creates will. Problems can be avoided by simply keeping the sand outside. There is an outdoor shower and a hose outside for your convenience. In addition, walking around a sandy floor or resting on a sandy couch and/or bed is very uncomfortable. Let's make sure we don't have to call a plumber.

CHECK-IN AND CHECK-OUT TIMES

Check-in is at 4PM and Check-out is 11 AM. Checking out by this time ensures that we have enough time to clean the place and get it ready for next guests. Let us know if this is going to be a problem and we will try to accommodate you when possible.

Before checking out, please ensure that you check for any items left behind. We may not be able to ship your personal belongings once you check out. Please ensure to either take with you or dispose of any leftovers in the refrigerator or in the pantry, and any garbage left behind. Please note that your cleaning fee is for cleaning, and any additional work that the cleaner may need to do to restore the unit to its original state may be at an additional charge. When you check out, remember to close and lock all windows and doors.

Once again, we appreciate your compliance with all these rules. I know we cover a lot. We love being Airbnb hosts (and guests) and aim to provide our guests with the best experience possible during their stay. If you have any questions, please contact us using the information below.

EMERGENCY INFORMATION

Should you encounter any sort of emergency during your stay, please contact the local authorities immediately.

Emergency phone number: 911; Poison Control Center: (800) 222-1222

Brevard County Fire & Rescue Station: (321) 779-4002

Florida Department of Health in Brevard County (321) 726-2920

Sebastian River Medical Center: (772) 589-3186

OUR CONTACT DETAILS

René & Ghislaine - Mobile: 305-299-7659 (calls, text, whatsapp)

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