

Paradise by the Sea LLC
2664 HWY 98 W, Carrabelle FL 32322
(816) 744 0048 www.paradisebythesea.us

Thanks for visiting our secret paradise. I hope you enjoy the quiet beach and peaceful scenery. This is a delightful area. We love it here and hope you will love it too. Here is some information that will help you enjoy your stay.

Arrival Information

- Text “arrived” to 816-744-0048
- All adult guests must provide a photo of driver license prior to check-in. Lock-box combo will be emailed to you a week before arrival
- Internet: HOME2/5 password: huoche123. If you need to reset, use power strip by TV table.
- Trash pick-up is on Thursday morning sometime after 5am. Please put the trash bin out by the road Wednesday night. Thursday night, bring the bin back and put it in the storage room.
- The house is on a septic system. Please do not put anything other than toilet paper in the toilet. No paper towels, no women’s products, no harsh chemicals that may kill the septic biome.
- Please be sure to read the HOUSE RULES posted on the door or the binder.
- Report and photograph any damage you find.

Departure Information

- Put all your dirty dishes in the dishwasher and run it.
- Take your trash to the trash bin. If you put garbage in the trash, secure the lid from bears and other critters with a bungee.
- If you used blankets, put them away. If you soiled them, please wash.
- Don’t make the bed. If you used towels, leave them on the floor in the bathroom.
- Put the toys away. Put the Kayak and outdoor chairs in the storage room
- Secure the patio furniture on balcony. High winds may damage the light patio furniture after you leave. Please be sure it can't be blown.
- Please try to leave the place better than you found it. If you used it, replace it.
- Set the thermostat to 85 for summer cooling and 65 for winter heating. There are 3 thermostats
- Close and lock all doors and windows
- Put the key back in the lock-box. Lock the lock-box.
- Check-out time is 10am, No exceptions to the check-out time, sorry.
- Text “checking-out” to 816-744-0048

Phone Numbers

Emergency	911
Weems Hospital in Apalachicola	(850) 653 8853
Sheriff (non-emergency)	(850) 670-8500
Repairs and all other issues	Steve (816) 744-0048

Things to do

- You are here- goo.gl/maps/4Pwr5ECM2zx
- carrabelle.org/things-to-do/
- www.visitflorida.com/en-us/cities/st-george-island.html
- www.floridasforgottencoast.com/things-to-do/
- www.apalachicolabay.org/things-to-do
- [FM 100.5 Oyster Radio](http://www.forgottencoasttv.com/)
- <http://www.forgottencoasttv.com/>
- Cable channels 5 & 12

Wildlife

This is a spectacular location for wildlife viewing. Bald eagles frequently soar overhead. Dolphins play in the water. But even the original paradise had serpents and we have our share of beasts too, so you need to be just a little bit more aware of the environment than you are used to. Be aware that there are several varieties of poisonous snakes in the woods and grasses. There are bears in the state park and they sometime roam the beach or troll the trash cans. There are sharks, stingrays and jellyfish in the sea. Those anthills are built by fire ants and they will bite a lot.

The fishing is amazing in the area. Be sure to get a fishing license. Coral is illegal to possess as are live shells. Please don't clean fish on the deck. Near the faucet, the deck drains onto the ceiling of the garage. If you clean fish on the deck, the discarded bits may become trapped just below the deck floor making a stinky mess that will be expensive to clean.

The Sea

You may walk freely anywhere below the mean high tide line. Basically, that means the WET beach. Above the mean high tide line is private property. Most people don't mind if you walk in their sand a little, but it isn't your RIGHT; please be respectful. If you bring a pet, be sure to clean up after him.

The rust color that you see in the sea is not red tide. It is naturally occurring minerals and organics that wash out of the state park during heavy rains and is not harmful. In fact, it feeds the sea creatures and results in increase in birds and better fishing. You can see the deep red color in the nearby creeks when you walk the beach.

Beach erosion is always a serious problem and must be managed carefully. The sand dune and the sea oats that grow around it are important to maintaining a sandy beach. Please don't play on the dunes and stay out of the sea oats bordering the dunes. Don't disturb the bits of fence and rocks that you find there; the purpose of the fence is to slow the wind and trap sand.

When the tide is going out, there is a strong offshore current that will suck you out through the gap between SGI and Dog Island. Do not take kayak beyond wading deep when the tide is going out. If a member of your party is in the deep water and seems to be struggling to get back to shore, call 911 right away. Wear a lifejacket.

Fires

No fires on the deck. No campfires on the property. People have gotten seriously burned by embers buried in the sand. Sparks landing in the forest can cause an inferno quickly. ...so there is a big legal liability / insurance issue. If you do make a fire on the beach anyway, all adult occupants accept responsibility for the fire. Make a fire ring out of rocks. Set up near the water. Keep it small. Bring a fire bucket. Put it out with water until cold when you are through. Clean it up. Bury the ashes. Leave no trace.

Neighbors

All the neighbors are very friendly. Most of the houses in the neighborhood are rented out occasionally, but a few are full-time residents. The old log cabin to the west was heavily damaged by hurricane Michal but is being restored. It's interesting to look at, but not a tourist attraction; please respect their privacy. The tumbled down house to the east and it's retaining walls are dangerous, stay away. The lot and RV just to the west is owned by a local couple who visit frequently.

HOUSE RULES

Pursuant to Florida statute [509.101](#) the following are the [rules and regulations for the management of the establishment](#). Failure to adhere to the "House Rules" will be considered sufficient cause for immediate termination of your stay and all monies paid including security deposit will be forfeited; additional compensation of others you inconvenience may be required.

Check-out time is 10am.

No smoking indoors.

Guests must provide a photo of driver license prior to check-in. txt 816-744-0048 or email to stevevogelnu@gmail.com

Keep out of the sand dune and sea oats. They are there to protect the beach from erosion.

At no time shall the occupancy of the vacation rental exceed 10 persons. No pets.

Any disturbance resulting in police action or neighborhood complaints is considered sufficient cause for immediate termination of your stay with all monies paid forfeited.

No alcohol on premises during Spring Break season from March 1 to April 30. At least one guest must be over 25.

There is no housekeeping service during your stay.

The house is on a septic system. Please do not put anything other than toilet paper in the toilet. No paper towels, no women's products, no harsh chemicals that may kill the septic biome.

Trash pick-up is on Thursday morning sometime after 5am. Please put the trash bin out by the road Wednesday night. Thursday night, bring the bin back and put it in the storage room.

Grilling is permitted on the ground level only. No grilling inside carport or on the deck.

Guests may not be access storage spaces.

No refunds for early check-out

The deposit will be used to offset damages to the rental property and its furnishings caused by Guests and their visitors. Owner may use all or part of the security deposit to repair any damage caused by the Guests. Should the damage amount exceed the amount of the deposit, the Guest remains liable for the balance. All adult occupants are jointly and severally liable for any damage caused by any adult occupant and will indemnify owner from all claims arising from their occupancy.

You are requested to refrain entirely from smoking in bed or in any other place within the house.

The following articles are forbidden inside the house: Animals and birds; gasoline, explosives, or any other inflammables; offensive smelling items; Firearms; excessively bulky objects; fireworks, incense sticks, candles.

You are required to pay in full at the time of service for any special services that you request.

Guests may use the internet but may not modify or hack any of the network components.

Security cameras are present on the property.

Departure Information

Follow the Departure Information in the notebook.

Put the key back in the lock-box. Lock the lock-box.

Text "checking-out" to 816-744-0048

Liability Waiver

I am aware that my stay at the Property involves risks that may result in serious bodily injury and/or death. Some of the risks include, but are not limited to, drowning, slips, trips, falls, cuts, adverse weather conditions, the acts or omissions of guests or visitors on the Property during my stay, and the condition of the Property. I understand that the description of the risks in this Release of Liability, Waiver of Claims and Assumption of Risk (the "Document") is not complete and that other risks or events that are known or unknown, anticipated or unanticipated may result in serious bodily injury and or/death.

In consideration of being permitted to rent and stay at the Property, I agree on my own behalf and on behalf of my family and guests and on behalf of my children and all minors in my care, custody or control (hereafter also included in "I" or "my") to assume full responsibility for the risks identified herein and those risks not specifically identified. I hereby release from liability and waive any and all claims that I have or may have in the future against Paradise by the Sea LLC and its members, principals, agents, officers, employees, and representatives (collectively "Releasees") as well as the landlord/owner of the Property.

I understand and acknowledge that being in or near the ocean present various risks and hazards, including strong currents, unexpected wave activity, floating debris and other potential hazards. I assume all such risks associated with being near or in the ocean.

I agree to fully and forever release and discharge, and not to sue Releasees for any injuries or damages, including property damage that may result from arise out of or be related in any way to my rental and stay at the Property. If any portion of this Document shall be declared unenforceable for any reason, the unenforceable portion shall be considered severed from the Document and the remainder of the Document shall not be affected and shall be valid and enforceable to the fullest extent permitted by law.

By signing this waiver, I assume all risk, and take full responsibility and waive any claims of personal injury, death or damage to personal property associated with activities and events during or related to the stay in the subject property.

I ACKNOWLEDGE THAT I HAVE READ THIS ENTIRE DOCUMENT AND THAT I UNDERSTAND ITS TERMS AND AGREE TO BE BOUND BY THEM. I UNDERSTAND THAT THE EFFECT OF THIS DOCUMENT IS THAT I AM RELEASING LIABILITY AND WAIVING MY RIGHT TO SUE RELEASEES AND I AM ASSUMING RISK FOR MATTERS RESULTING FROM, ARISING OUT OF OR RELATING IN ANY WAY TO MY RENTAL AND STAY AT THE PROPERTY, INCLUDING BUT NOT LIMITED TO PERSONAL INJURY, DEATH AND PROPERTY DAMAGE. I ACKNOWLEDGE THAT THIS DOCUMENT APPLIES EVEN IF RELEASEES MAY BE NEGLIGENT IN WHOLE OR PART. I UNDERSTAND THAT THIS DOCUMENT APPLIES TO AND SHALL BE EFFECTIVE AND BINDING UPON ME, MY HEIRS, ASSIGNS, PERSONAL REPRESENTATIVE, ESTATE, AND ALL MEMBERS OF MY FAMILY, MINORS, AND OTHERS IN MY CARE, CUSTODY OR CONTROL.

License Agreement

The undersigned is granted a license to use the property at 2664 Hwy 98 W, Carrabelle FL for the dates reserved and has read and agreed to the house rules and liability waiver. Undersigned hereby accepts full responsibility jointly and severally for all loss, damages, injuries or extra cleaning caused by the guests of persons staying at Paradise by the Sea LLC (a Florida Corporation) during the reservation period. Paradise by the Sea LLC may charge \$50 for each violation of the rules or person over occupancy; pets will incur a \$500 deep cleaning charge; in addition to any damages caused. Should this agreement conflict with your agreement with an online travel agent, this agreement is controlling. Choice of law is Franklin County Florida. The credit card below will be charged for damages and/or deposit.

_____ (credit card)

_____ (expires) _____ (cvv) _____ (zip code)

_____ (signed)

_____ (print)

_____ (address)

_____ (date)

_____ (telephone)

_____ (email)

Signatures of additional adults in party:

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____