

Welcome to Villa Cape Coral Gem

I would like say hello and introduce you to a few things here that will make your stay at my home be comfortable and memorable. I want you to completely enjoy my home during your stay. Please take the time to review this information of house rules, what my expectations are of my guests as I have opened up sharing my gorgeous home with you. I take great pride in my beautiful home, striving to make it perfect in every detail. Please treat it with respect and be considerate so it can maintain its beauty. I want it to be a great experience for you, myself and other guests after you for many years.

Have a wonderful vacation:)

Kim :)

www.villacapecoralgem.com

email: kim@villacapecoralgem.com



Contact Information

My property manager is:

MaryJane

239-464-4441

Please contact her for scheduling check in so she may introduce you to the home, outline rules and expectations while you stay and answer any of your questions. Please let her know of any needs you may have during your stay or maintenance issues that need to be addressed as she is only moments away.

You can contact myself:

Kim Woolley

716-861-2866

kim@villapepecoralgem.com

Visit my new website!

www.villapepecoralgem.com

Please return the key to the front door lock box immediately after gaining entry for safe keeping so you're never locked out and/or there is emergency access at all times. Scramble the code.

Please be considerate. Do not disturb either of us after 9pm unless there is an emergency. If there is a serious emergency, call 911.



House Rules

- Check in is after 4 PM.
 - Please treat my home with love and respect.
 - Please leave my home as you found it.
 - Please return key to lock box immediately after accessing property. Keys, garage door opener provided in wall basket.
 - Children should NEVER EVER be without adult supervision.
 - No Smoking allowed inside the house or on the lanai.
 - Pets are NOT permitted.
 - People other than those outlined prior in the agreement of the reservation are not permitted to stay over night.
 - The Pool/Spa is operated by a remote. Please do not use the light switches on the wall as then the remote will not work correctly. Remote will turn lights on/off and turn spa on/off.
 - Boat dock: Please cover fire place, propane off when not in use.
 - Electricity: You are allowed \$200/ month, or \$50/week, then responsible after at &.12 kilowatt hour after.
 - Check out time is at 10 AM.
- By accepting this reservation, it is agreed that all guests are expressively assuming the risk of any harm arising from their use of the premises or others whom they invite to use the premises. Homeowners not responsible for any accidents, injuries or illness that occurs, nor responsible for loss of any personal belongings or valuables.
- Cancellation Policy: 100% refund if cancelled at least 60 days prior to arrival date. After that date, no refunds will be given.
- No refunds will be given due to storms, hurricanes or other unforeseen circumstances during a guests reservation.

Thank you in advance for respecting my home. It is a wonderful beautiful place and I wish for it to be shared by my guests while being loved and well cared for by all.

Kim:)

Internet

High speed internet is wonderful! It is unlimited.
The password is very long! So here goes:

WIFI NAME: Motorola

Password:

d2e2a1379427de761891

Cable

Please note that there is cable provided with many channels to choose from. Please do not order Pay Per Views, or notify me if you do. You will be responsible for these charges.

FYI:

There is a REDBOX at Walmart for renting movies for very cheap!

Movies/books

I love to read books and relax watching a good movie. Please feel free to borrow the selections that we have offered to share. Just return the movies to their appropriate jacket and put back in the entertainment center.

Scheduled Maintenance

Garbage Disposal - Wednesdays

Garbage is picked up by the city VERY early Wednesday mornings. Garbage is to be set out Tuesday evenings to ensure that it is picked up. The garbage is to be bagged and neatly and securely closed in the appropriate receptacles.

Please do not leave the bins disgusting for my next guests. Extreme mess will attract maggots and insects. If the cans need to be cleaned due to improper procedures, this will be charged.

Brown Receptacle - Regular garbage. Extra garbage can be neatly bagged and tied next to the bin.

Green Receptacle - Recyclables. (Empty bottles/cans - Drain liquids.)

Pool Service

The pool is serviced weekly on Monday early mornings.

Lawn Maintenance

Lawn care/mowing is on Monday, or Tuesday, weather pending. When slower growth rate, this is every other week. He also will spray weed control when needed/weather permitting, Trim trees/shrubs as needed. This debris he would set at the curb for city to dispose of.

Pool/Spa/Lanai Area

DO NOT LEAVE CHILDREN UNATTENDED!

Pool maintenance is on Mondays .

Our pool runs off of a pool automation system with an Easy Touch simplified remote to be kept in the wall file for safe keeping. The remote is not waterproof. If the remote is lost or broken, there will be a \$200 charge. Guests can only turn the spa on/off and lights on/off with the simple remote. The pool is programmed to cycle every day from 8am-4pm. Lights are controlled only on the remote! (Do Not use the light switches on the wall! They must remain in the "up" position for the lights to work with the remote. They will not work with the switches!) When you wish to use the spa, use the remote to turn the spa on approximately 1/2 hour prior to desired use to give it time to warm up. The pool and spa do cycle the same body of water! Please see the relaxing water fall over the glass block divider from spa to pool. This cycle is essential in the correct operation of the pool! The pool is set for 87, the spa, when turned on, is set for 101.

****PLEASE LEAVE THE EASY TOUCH CONTROL ON THE KITCHEN COUNTER!**** IT IS \$200 TO REPLACE IF LOST.

****CHILDREN ARE NOT ALLOWED TO USE THIS REMOTE!**

Also, we provide a solar cover for the pool. It is stored in the garage on its reel. We strongly recommend guests to take advantage of the cover in cooler months. There is a large surface area with this pool, so much heat is lost at night time or cooler, overcast days. Covering the pool, which works easy with the reel, helps maintain the warm temperatures.

Fishing

Fishing off the boat dock is fun and relaxing. Four fishing poles are provided along with some fishing tackle and small cooler for bait. Please do not leave the fishing poles on the dock unattended. They may fall into the water never to be seen again. Please return all borrowed items to the garage after every use and before departure.

There are many fishing charters that you could investigate. We never have utilized this option personally. We have rented a boat and tried our luck. You do need a license!! You may obtain one at Walmart.

Bait Shop:

Capt Rob's Bait & tackle:

3714 Del Prado

Charters:

Conway Charters

5233 Seagull Ct, Cape Coral

239-410-0067

Catch Me if You Can Fishing Charters

14341 Port Comfort Rd, Ft Myers

239-210-8339

Adventures in Paradise

14341 Port Comfort Rd, Ft Myers

239-472-8443

Boat Dock

Love those Canal Views!

I am very excited to introduce and share these additions! The boat dock has become a whole new extension to enjoy the canal water views and sunshine. Relax on our new circular sofa sectional. Enjoy a campfire in the fireplace. Perfect.

* Please note that the rope railing is aesthetic purposes only.

Fireplace

The fireplace does run off propane, operates similar to a propane grill. Propane must be turned on, hold ignitor in for a few seconds to start. To function best, the stones should cover the burner, but not the ignitor. Be mindful that the rocks may pop when hot! This is a real fire. Please do not leave unattended fire, and put the fire out after use. Turn knob to off, and turn propane tank off when not in use, cover when cool.

A propane tank provided approximately 20 hours of use. Propane tank exchange at Walmart for \$15. (Not included)

Grilling

- The grill must be pulled at least 2' away from the wall.
- Recommend using foil and a non stick cooking spray on the grill to help keep it clean.
- Make sure connections are tight when changing the tank.
- Turn propane off when not in use.
- Propane is guest responsibility. There is a propane tank exchange at Walmart.

At Check Out

- ** Please clean grill before your departure.
(\$50 charge)

Fun Toys

Bicycles

I have 4 bicycles that my guests are welcome to utilize. (2 cruisers, 2 mountain bikes). We enjoy riding bikes frequently when we spend time in the Cape.

PLEASE PARK THE BIKES IN THE GARAGE NOT IN THE DRIVEWAY SO THEY DO NOT GET RUN OVER! THERE ARE HOOKS PROVIDED TO HANG 2 BIKES FROM THE CEILING TO ALLOW MORE ROOM IN THE GARAGE. BIKES TO BE PUT BACK UPON DEPARTURE!

- Please use caution and safe habits when riding bicycles.
- Please use the chain locks that are provided on each bike when leaving them unattended. (Each of these bikes cost over \$100. I would hate to lose them due to carelessness.)
- The locks codes are as follows:
 - GREEN - "BEAD"
 - PINK - "SEAL"
 - BLACK - "BATS"
- A tire pump is provided. Please make sure the tires are full before using as a flat tire will be ruined.
- Any damage to the bikes must be reported for safety!
- I strongly recommend riding up to the Four Mile Cove Ecological Park. Park the bike and stroll the board walk. Pay your respects to our service men at the Veteran's Memorial Park. There are bike trails through out Cape Coral. There are maps in the House Book. If you could please be kind and return the maps for future guests.

Check Out Procedure

Please Leave it as you found it

Check out time is at 10 AM. Late check out is not available.

- Please make sure that you leave all keys in tray.
- Make sure that the key was returned to the lock box.
- Leave keys, pool and garage door remote in wall basket.
- Turn the a/c down to "80",
- All ceiling fans off.
- All blinds drawn.
- All lights off.
- Trash must be taken out and in appropriate receptacles.
- Load and run dishwasher before you leave.
If dirty dishes are found, this will be an extra cleaning fee.
- Please wipe up spills in refrigerator. Dispose of extra foods.
- Please wipe up spills in oven.
- Please wipe counters and stove of grease and leave clean.
- Please clean the grill.
- Store bicycles in the garage neatly, 2 should be hung.
- Strip ALL used beds of sheets (not blankets).
Place them in wash baskets.
Blankets leave folded neatly in bedrooms.
- Please leave used towels in basket in laundry room

Thank you so much for staying. I hope you enjoyed our home, it's comfort, inviting warmth, and it's amazing location and views on the canal!

Come Again!

Kim:)





Some of my Favorites:

Restaurants

Boat House Tiki Bar & Grill
5819 Driftwood Pkwy, Cape Coral
(On the river)

Rumrunner's Waterfront Restaurant
5848 Cape Harbour Drive, Cape Coral
(On the river)

First Round Draft
1217 Del Prado Blvd South, Cape Coral
(On the canal)

The Twisted Lobster
1341 Del Prado Blvd South, Cape Coral
(1.2 miles away, adorable, GREAT Food and Cheap!)

Big Mouth Pizza
1110 Del Prado Blvd South, Cape Coral

Starbucks
2384 Surfside Blvd, Cape Coral

Groceries

Walmart Supercenter
1619 Del Prado Blvd South, Cape Coral
1/2 mile away and has EVERYTHING you would need

Publix Super Market
1631 Del Prado South

Target
1890 Pine Island Blvd, Cape Coral

Some of my Favorites:

Fun things to do

Four Mile Cove Ecological Preserve
East End of 23rd Terrace, Cape Coral
Veteran's Memorial Park here as well

Lovers Key
8700 Estero Blvd, Fort Myers Beach

Headpinz Bowling
1899 Del Prado, Cape Coral

Yacht Club Community Park
5819 Driftwood Pkwy, Cape Coral

Marquee Cinemas-Coralwood 10
2301 Del Prado Blvd South, Cape Coral

Beaches!!

Fort Myers Beach
Powder white sand, LOTS of stuff to do and places to eat
15 miles away

Sanibel Island
Shelly smaller/more secluded beaches, not as crowded on the
beaches. Lots to do, more expensive area. Lots of smaller places/little
beaches to pull over on the seaway trail on the way to explore
15 miles away

Yacht Club
Small beach on the river
5819 Driftwood Pkwy, Cape Coral

Pets

Any and all pets must be authorized by Kim prior to arrival of guests! If a pet is not reported, Kim has the right to have a guest leave the property.

Permission granted shall be limited to ONLY pets as described to Kim. No other pets are permitted on the premises of the vacation property. Pets and their owners are subject to the terms and conditions of the rental agreement and this addendum.

- Guest to pay additional pet fee of \$100/week/pet or fee agreed to with Kim prior to arrival.
- Well behaved friendly pets ONLY allowed.
- All pets must be leashed at all times.
- Guest is responsible for cleaning up any/all pet refuse. Dispose of properly!
- Pets are not permitted on ANY furniture at ANY time. Any evidence of pets on furniture may incur extra cleaning fees.
- Pets are NOT permitted in the pool. Hair will clog filters, needing replacement of minimum \$150.
- All pets to be treated with a topical flea and tick repellent three (3) days prior to arrival.
- Pets must not cause damage to premises or furnishings. If damages are caused, the cost of the damage will be deducted from the security deposit or if above the deposit the guest will be responsible for any and all additional damages.
- Guest must prevent pets from producing excessive noise that would disturb neighbors.
- Pets will not be left unattended, either indoors or out, including the lanai area, front entry or boat dock, nor garage.
- Homeowner assumes absolutely no responsibility for illness or injury that may incur to pets while on premises.
- The Guest shall be solely responsible for the pet while on the property.
- I, Kim, reserve the right to require guests leave the property if any of the rules are not adhered to or if there are any complaints or reports from neighbors or maintenance.

