### Arrival Instructions

- **From Orlando International Airport**

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<tr>
<td><strong>1</strong></td>
<td>Start out going SOUTH toward AIRPORT BLVD</td>
<td>0.2 miles</td>
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<tr>
<td><strong>2</strong></td>
<td>Turn SLIGHT RIGHT onto AIRPORT BLVD</td>
<td>2.3 miles</td>
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<tr>
<td><strong>3</strong></td>
<td>Take the SR-528-TOLL E exit - EXIT 1A – toward COCOA/KENNEDY SPACE CENTER</td>
<td>0.3 miles</td>
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<td><strong>4</strong></td>
<td>Merge onto FL- 528 E (Portions Toll).</td>
<td>42.6 miles</td>
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<tr>
<td><strong>5</strong></td>
<td>FL-528 becomes FL-A1A S</td>
<td>5.8 miles</td>
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<tr>
<td><strong>6</strong></td>
<td>End at 1000 N Atlantic Ave. Cocoa Beach Fl 32931 US</td>
<td>51.36 miles</td>
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**Total Estimated Time 59 Minutes**  **Total Estimated Distance 51.36 miles**

![Map of the route](image.png)
**Unit 711**  
1000 N. Atlantic Ave  
Cocoa Beach, FL 32931-3140  

Jill Cell: (352) 552-4273  
www.cocoabeachluxuryrentals.com

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**IMPORTANT NUMBERS**

**PLEASE CALL ONE WEEK PRIOR TO YOUR ARRIVAL FOR DOOR ENTRY CODES**

<table>
<thead>
<tr>
<th>JILL</th>
<th>CELL: (352)552-4273</th>
</tr>
</thead>
<tbody>
<tr>
<td>CLEANING</td>
<td>David Astin (305) 798-2854</td>
</tr>
<tr>
<td><strong>DOOR CODE</strong></td>
<td><strong>Call (352)552-4273 for entry code</strong></td>
</tr>
<tr>
<td><strong>ELEVATOR CODE</strong></td>
<td>642* (Must use *)</td>
</tr>
<tr>
<td>BUILDING MANAGER VAL No.</td>
<td>Office: (321)799-2688</td>
</tr>
</tbody>
</table>

**UNIT WIFI ACCESS**

For Your Convenience, We Now Have Cable Boxes in Each Bedroom  
Remote controls for Spectrum and TV’s should be left on the nightstands in the bedrooms and the coffee table in the living room  
Cable TV Available in Each Bedroom  
Remote controls for Spectrum and TV’s should be left on the nightstands in the bedrooms and the coffee table in the living room  
Any missing remote controls will be charged a $75.00 replacement charge per remote

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User: myspectrumwifif8  
PW: shortsnail089  
Upon Sign-On, Select 5G. If that doesn’t work select 2.5G

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**Unit 711**
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**Entering the Complex**

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**PARKING**

- Drive Past Garages
- Condo is the South Building which is the building to the right of you facing the ocean – you may park anywhere

**ELEVATOR**

- Elevator code 642*
- Look for a Keypad on the Left Side of the Elevator
- Go to the 7th Floor
- Exit elevator (*Notice the stainless steel trash shoot door to the right*)
- Turn RIGHT
- Walk down the corridor to the end (*Notice the Beautiful Ocean View*); Turn Right
- Look for unit 711 on the door
KEYLESS FRONT DOOR DIGITAL SCHLAGE LOCK

- To gain entry: _______________ (Please call 1 week prior to your arrival for the code.) Red oval button on top of digits (touch button and key, pad will light)
- Please be certain your hands are relatively clean touching the keypad

- Pictured above is our Schlage Electronic Lock.
- Enter the four digit code which we will assign you.
- Pull the handle down, walk in and enjoy your vacation stay!
- Press Oval button above numbers, and it lights up box at night.
  
For Electronic Lock issues call Owner Jill (352) 552-4273.
Upon Arrival

Please contact me upon arrival if, in the event, the unit is not cleaned to your satisfaction. (352)552-4273.

Walk through the unit and make sure nothing is torn or broken. If anything is damaged, please report it to the Owner upon your arrival.

• Please complete the attached survey (Page 11). Completion of this survey enables me to keep the condo clean to our expectations, and more importantly, your expectations. This survey is returned by Housekeeping with their invoice to me.

There are 3 large keys on the kitchen counter (Replacement Fee $25 EACH).
These keys are for:

• Pool Gate Entrance
• Beach Gate Entrance
• Ground Floor Stairwell (beside elevator which contains shopping carts)
  Shopping carts are available for luggage and food being brought up to Condo Unit (please return the carts into the stairwell ASAP as there are not very many)
• Tennis Courts
• Recreation Room, Bathrooms, BBQ Grill
BEACH & ACTIVITIES

• Beach equipment has been provided for your enjoyment
• As you walk through the front door, to your immediate left is a closet which contains beach & activity equipment
• Please rinse all equipment at the beach shower site before returning to the apartment.
• Please leave coolers clean and empty *There will be additional housekeeping charges if food is left to be cleaned out
• Beach towels and beach mats should be shaken out well. This shall prevent sand from clogging the plumbing

AIR CONDITIONING/HEATING

The weather in Florida is HOT. For A/C to be effective:

• Doors & Windows must be kept closed when A/C is on
• The thermostat should not be kept below 74º
• If you are going to leave for a few hours, please raise A/C to 78º or above
• There is a fan for each room. You can leave these on while you’re gone (keeps the unit dry)

INTERNET

• Free Wireless internet is provided for you. User name and Password provided by Owner on page 2 of these instructions.

KITCHEN

• Pots and Pans are located in the right drawers next to the stove. Please use appropriate utensils (plastic or wooden) for these pots. Please keep these organized.
• Toaster, Coffee Maker, Blender, Smoothie Maker, Hand-held mixer are all available for your convenience
• Flatware is located in the top drawer next to the stove
• Food should be scraped off dishes before putting them in the sink or the dishwasher
• Paper Towels, Dish Soap, and Cleaning Supplies are under the kitchen sink
• Trash should be emptied from kitchen to the shoot by elevator

*Please put things back where you find them so we can continue to provide these upgrades for our guests. If kitchen is left untidy (there may be an additional cleaning fee).

Safety Precaution: Please keep cleaning supplies and sharp objects, i.e. knives, out of children’s reach.
**FURNITURE**
- Please do not move the outside or inside furniture around. If you do, we ask that you arrange it back the way it was upon your arrival. Thank you.

**SHUTTERS**
- Please do not open the Shutters. They are for Hurricane purposes ONLY. The knobs have been removed to prevent breakage.

**RECREATION ROOM** - Please visit our rec room in the North Building (Ground Floor) space
- BBQ Grill available by Sandcastles (Must be reserved with Manager Val 321-799-2688)
- See attached for Grill Rules and further information
- TV, Tables and chairs, refrigerator, sink, restrooms, shower and Sauna available

**PRIVATE LAUNDRY ROOM (in your condo)**
- As you walk in the front entrance, the first door facing you is the laundry room which contains a full size washer and dryer
- Detergents and Cleaning Chemicals are all available on the shelves above the machines
- An iron & ironing board are located in the master bedroom closet

**CIRCUIT BREAKER BOX**
- Located in the laundry room

**WATER TURN OFF**
- For ice maker – under kitchen sink
- For entire apartment – the valve near the hot water heater in the laundry room

**LIABILITY**
- Children should be supervised at all times during your stay. We do not assume any liability for loss, damage, or injury to your persons or your personal property.

- Any damages done to the property (other than normal wear and tear) by you or your guests, will be the responsibility of the person(s) that are on the lease. *Reimbursement for costs incurred to repair/replace the damaged items will be deducted from the security deposit. If damages exceed the security deposit amount, it will be the responsibility of the person(s) on the lease.*
SITE FOR EVENTS/ACTIVITIES/DINING

- [www.cocoabeach.com](http://www.cocoabeach.com)
- Please use Yelp.com or Google to explore dining options and activity equipment rentals in the area

* Please check back for any changes we may have made to our condos 611/711/715.
[http://www.cocoabeachluxuryrentals.com](http://www.cocoabeachluxuryrentals.com)
Sandcastles Grill Rules

- **$25 cash deposit required to gain access to the grill.** Money returned if grill is returned in usable clean condition for next person. Grates and utensils cleaned outside wiped off and gas is turned off.

- Access must be obtained by contacting Sandcastle staff during normal office hours, 9am-4pm Monday-Friday and 10am-1pm Saturday and Sunday. Stop by the office or call (321) 799-2688 to coordinate usage.

- No one under 18 years of age may use the grill

- No grilling after 8:30pm

- Noise level must be maintained at conversational levels

Places, Links & Phone Numbers of Interest

- Sandcastles Manager: Val Crider - Unit 101
- Phone No. (321)-799-2688
- Jill Cell: (352)552-4273

SHOPPING

- Shopping / Mall of Millenia, Orlando / www.mallatmillenia.com / (407)363-3555
- Shopping / Shop the Avenue, Viera / www.avenueviera.com/ (321)634-5390
- Shopping / Merritt Square Mall, Merritt Island / www.merrittsquaremall.com/ (321)745-2100
- Shopping / Ron Jon Surf Shop / www.ronjonsurfshop.com/ (321)799-8888

FOOD STORES

- Publix / 2067 Atlantic Avenue (about 1 mile from condo) / (321)783-3214
- Publix / 5645 Atlantic Avenue / (321)783-1014
CERTIFICATE, AFFIDAVIT AND NOTICE OF SANDCASTLES CONDOMINIUM MANAGEMENT CORP.

WHEREAS, SANDCASTLES CONDOMINIUM MANAGEMENT CORP. (the "Association") is the entity responsible for the operation of the condominium and condominium building located at 1000 North Atlantic Avenue, Cocoa Beach, Florida, pursuant to the Declaration thereof recorded in Official Records Book 2582, Page 0135, et. seq., Public Records of Brevard County, Florida; and

WHEREAS, Section 718.112(2)(b), Florida Statutes, as amended, allows a condominium association to obtain a vote to force a recall of the residential condominium operated by the Association with a fire sprinkler system in a high-rise building that has been certified for occupancy by an applicable governmental entity, by the affirmative vote or consent of not less than a majority of all voting interests in the condominium; and

WHEREAS, the Association obtained the consent of the membership as allowed by the aforementioned statutory provision, notwithstanding the Association's understanding that the Condominium does not constitute a high-rise building as that term is used in the law; and

WHEREAS, the law requires the recording of a Certificate attesting to the vote in the Public Records where the Condominium is located, and the circulation of a Notice to the Association membership regarding the vote.

NOW, THEREFORE, the undersigned hereby attests and certifies that:

1. Not less than a majority of all voting interests in the Condominium operated by the Association have affirmatively voted to forego readopting as set forth above.
2. This Certificate shall be filed in the Public Records to evidence the vote.
3. Notice that the vote was successful was provided to each member by mail or hand delivery on or about APRIL 15, 2011, which is within thirty (30) days after the date the vote was determined to be successful.
4. Each owner selling his or her unit must provide a copy of this Certificate to any purchaser prior to closing and each owner intending to lease or rent his or her unit must provide the Certificate to any prospective lessee or tenant.
5. This Certificate, to be recorded in the Public Records of Brevard County, Florida, is hereby made part of the Official Records of the Association, which are available for inspection upon written notice.

WITNESSETH: my hand and signature hereto this 30th day of April, 2011 at Cocoa Beach, Florida.

SANDCASTLES CONDOMINIUM MANAGEMENT CORP.

BY: Catherine D. Webster
Secretary

STATE OF OHIO
COUNTY OF BROWARD, FRANKLIN

This instrument was acknowledged before me this 30th day of April, 2011, by Linda D. Craig, Notary Public, State of Ohio.

Linda D. Craig
Notary Public, State of Ohio
My Commission Expires: 12-19-2014

Please print or type notary signature

Copyright © 2007 Jill Sandcastles Page 10 of 14 REV 10/17/19
**Unit 711**
1000 N. Atlantic Ave
Cocoa Beach, FL 32931-3140

Jill Cell: (352) 552-4273
www.cocoabeachluxuryrentals.com

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**INITIAL INSPECTION SURVEY**

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Please note broken or items in need of repair

Comments

Thank you for your time.

Guest Signature__________________________ Date____________

HOUSEKEEPING: David Astin
Cell: (305) 798-2854
UPON DEPARTURE

CLEANING UP – BEFORE DEPARTURE

• Dishes should be washed and put away

• All Trash removed (trash shoot by elevator).

*Our cleaning service will inspect, sanitize, and clean the condo, as well as launder bed sheets and towels after you leave.*

BATHROBES – BEFORE DEPARTURE

• I leave bathrobes for your convenience.
  o Robes are to be laundered the night before departure, because they take a long time to dry.
  o I also provide large beach towels for your convenience. Please also launder those the night before departure.

KITCHEN – BEFORE DEPARTURE

• Refrigerator & Pantry should be left empty of any open food or containers.
  o Any food you feel may be appreciated, may be left on the counter for the housekeeper. *If additional cleaning is required, additional charges will be deducted from your damage deposit at the rate of $50 per hour.*

KEYS

• All 3 Condo keys should be placed back on the kitchen counter.
  o A lost key is $25 to replace per key and will be deducted from your damage deposit.

If you would like a cleaning service during your stay, please contact:

David Astin
(305) 798-2854

• He can be reached and scheduled based upon her availability.
BATH TOWELS
Bath Towels are provided for use during your stay. Bath towels are laundered by housekeeping.
• Each Bedroom will have 4 Bath Towels
• Each Bathroom will have 2 Bath Towels, 2 Hand Towels

20 Bath Towels TOTAL per 3 BR Unit/16 Bath Towels TOTAL per 2 BR Unit

BEACH TOWELS
Beach Towels are also provided for use during your stay.
YOU will need to wash and dry beach towels the night before departure.
• There will be 6 Beach Towels TOTAL for your use

REPLACEMENT COST - DEDUCTED FROM YOUR DEPOSIT
• For EACH BATH TOWEL missing, there will be an $8 replacement fee.
• For EACH BEACH TOWEL missing, there will be a $15 replacement fee.

*Lately, many of the provided towels are missing from the units, this can become costly.
So our guests need to be responsible and be sure that the same number of towels are left in the unit upon departure.
SPECTRUM AND TV REMOTE CONTROLS

- There are two remote controls for each bedroom. These must be left on the nightstand upon departure.
- There are two remote controls for the living room. These must be left on the coffee table in the living room.
- If any of these are not present there will be a $75.00 replacement fee per remote.

ARTICLES LEFT IN UNIT

- By your notification after departure Housekeeping will attempt to return any personal items found in unit.
- There will be a $25.00 return charge plus shipping charges prepaid. Please contact:

  David Astin  
  (305) 798-2854  
  astin.david@ymail.com.

TENANT MUST EMPTY ALL TRASH INTO TRASH SHOOT BY ELEVATOR

Thanks for your cooperation and consideration!

Thank you for staying at our luxury rental.

Please come back soon:

🌟 Book DIRECTLY with US and save service fees! 🌟

www.CocoaBeachLuxuryRentals.com

Enjoy Your Stay!

Thank You,
Jill Sandcastles