

## Sunset Shores – Rental Instructions

### General Rules:

- Please treat the house with respect and care as you would your own.
- Sunset Shores is a non-smoking house. Violations may result in loss of security deposit.
- All pets are strictly prohibited. Violations may result in loss of security deposit.
- Please keep outside noise to a respectful level, especially after dark.
- Children under 16 years old should not be left unattended on the premises (inside or outside).
- Legal fireworks may be used lakeside prior to 9pm at renter's own risk and liability. All firework debris must be removed by renter. Fireworks may not be used on the dock or near the house.

### Arrival:

- Have an adult, 21 or over, pick up your key from the agency with whom you booked. Dockside Realty is on Courthouse Rd. (208) just east of the main bridge. Lake Anna Realty is a few miles west of the bridge on 208, near the intersection of Courthouse & Kentucky Springs.
- Upon arrival, you'll probably want to set the thermostats (inside & on the hot tub) to your liking.

### Departure:

- In general, please leave the house in the same clean condition in which you found it.
- If you moved any furniture, please return it to its original location.
- Please make all beds with the bed spreads & mattress pads. Return the blankets to the closet.
- Please wipe down the kitchen counters & dining room table, and wash & stow all dishes.
- Please empty all trash receptacles. For details on trash removal see the trash section below.
- Please set the hot tub to 85 degrees. During Daylight Savings Time (summer), please turn off the heating or A/C completely. During Standard Time (winter), please set the heat to 55 degrees.
- Please close and lock all windows and doors, and return the key to your rental agency.

### Things to Bring:

- Bed linens (3 queens, 1 full, 1 twin), bath & beach towels, dish towels, toiletries, soap, flashlight.
- Toilet paper, tissue paper, paper towels, napkins (a "starter supply" is provided), and detergent.
- There are several general stores around Lake Anna, but we recommend you visit Food Lion (in Thornburg or Louisa), or your local grocery on your way, for your food supplies for the week.

### Locations of Various Items:

- Fire extinguishers are in the laundry room closet (w/ a first-aid kit) and under the kitchen sink.
- A vacuum cleaner, broom & dustpan, mop, and carpet cleaner are in the laundry room closet.
- In the small shed up the hill from the hammock you'll find horseshoes (for the horseshoe pit just up the hill), a kid's pool, and beach toys. Please do not leave these items outside overnight.
- In the north hallway closet you'll find spare light bulbs and paper products. The paper products are primarily for the owner's use. You are on your honor to replenish anything taken from this closet beyond your complimentary starter supply (2 rolls TP, 1 box Kleenex, 1 roll paper towels).
- Check the bedroom closets for fans, children's toys, port-a-crib, booster seat, and a baby swing.
- In the TV armoire you'll find movies and games. A stocked bookshelf is in the north hallway.
- To the right of the TV is a stereo with selectable speakers (A=Hot Tub, B=Deck Table, C=Inside).
- The chaise-lounges are kept on the deck when not in use. Please do not leave them by the lake.

### If you bring a boat (or rent one):

- Launch for \$5 at the nearby Lake Anna Marina (which you will pass on the way to the house).
- The Sunset Shores dock has moorings for up to 3 boats. The dock's MLW varies from 3-8 feet.

### Gas Fireplace:

- The gas fireplace is lit by the flick of a light-switch, to the right of the fireplace.
- The other switch starts the fan which circulates the fireplace heat.
- If the gas runs out or if the pilot light goes out, please call Quarles Energy at 877-356-3798 for next-day propane refill service. The account number is 410291, under "John Stanmeyer."

### Grilling:

- If you use the gas grill, please close the propane tank nozzle when finished, to prevent leakage.
- A spare propane tank is located in the garage. If you swap the tanks please tell the rental agent.
- Please cover the gas grill after allowing it to cool down. Do not leave it uncovered overnight.
- For the brick grill (BYO-charcoal), the grill surface is kept in the small shed above the hammock.

### Hot Tub:

- The hot tub is intended for adults. Teenagers are allowed only if supervised by an adult. Under no circumstances should children under age 13 use the hot tub.
- Please shower before using the hot tub. Please be careful not to track dirt, mud, sand, grass clippings, leaves, or other “yard debris” into the hot tub. Please keep it covered when not in use.
- For safety, continuous hot tub use should be limited to 20 minutes per sitting, up to 3 times a day.
- Pregnant women must not use the hot tub under any circumstances. The elderly should consult a doctor first. People with open wounds or sores may not use the hot tub under any circumstances.
- Smoking and eating are prohibited in the hot tub. Please take care not to spill drinks in the hottub.
- Upon arrival you may wish to turn up the temperature immediately because it may take a few hours to get from 85 to 100. The maximum temperature is 104. A lower setting is recommended.
- Each day you use the hot tub, you are advised to add ½ oz of Sanitizer Solution, located in the “Hot Tub Chemicals” box in the laundry room closet. Allow the jets to mix it in for 10 minutes.
- **Please do not allow the water level to dip below the filter intake.** If you must add water to the hot tub, there is a hose around the corner of the house. If you add significant quantities of water, please alert the rental agent because it may require a re-balancing of various hot tub chemicals.
- This is a chlorine-free hot tub, but the owners are not liable for any swimsuit fading or damage.
- At departure, please strap down the hot tub cover, turn off the light, and set the thermostat to 85.

### Phone, Mail & Internet Access:

- The landline telephone number is 540-895-0985. Cellular coverage varies but Verizon works well.
- Outbound long distance is not provided. Please bring a calling card for your long distance calls.
- The phone has call waiting & caller ID but no voice mail. You may attach an answering machine.
- USPS inbound mail is on hold but outbound mail can be sent. UPS & FedEx deliver to the house.
- The get to the closest post office from Boggs, go right on Lewiston, go 4.8 mi, go left on Fairview, go 2.8 mi, go right on Partlow, go 1.5 mi to 2920 Partlow. Open M-F 8-12, 1-430; Sat 8:30-11:30.
- Local AOL dial-up numbers are: 540-967-4901 (Louisa, v90), 540-374-5101 (Fredricksburg, v90).

### Trash:

- Tall kitchen trash bags with drawstrings are provided under the kitchen sink. Please bag all trash.
- Upon departure please bag all trash (kitchen and bathroom) and place it in the outside garbage cans (front porch, left). **Please do not put any unbagged or leaky trash into these trash cans.**
- In the summer, the outside trash can is emptied weekly (usually on Friday) by the lawn service. If you 1) have excessive trash, 2) desire to recycle, or 3) rent off-season, please remove your trash.
- To get to the nearest trash collection and recycling center, from Boggs Dr., turn left on Lewiston Rd., go 2.1 miles. Turn right on Courthouse Rd. and go 3.4 miles. Turn right onto Massey Rd. (across from the Shell Gas/Market), and the center is a about a mile down the road on the left.

### Satellite TV:

- DirecTV is provided on both TV's, and includes Washington DC locals. Pay-per-view is disabled.
- The DirecTV remotes are set to also control their respective TV's. Please do not swap them.
- To use the DirecTV controller to control the TV power, you must set the top slider to “TV” and then use the PWR button under the slider. To use the DVD/VCR player, push the TV Input button on the DirecTV remote. You'll need to use the separate remote to operate the DVD/VCR player.

### Off-limits Areas:

- **The inside of the boat house is strictly off limits to all renters.** Trespassing is grounds for eviction without refund. The boat inside the boathouse is for the private use of the owners and cannot be started without the proper keys. The boat lift and garage door are deactivated. Any attempts to operate the boat lift, boat garage door, or boat will be treated as criminal activity.
- The owner's closet in the master bedroom is locked under a separate key and is for the owner's private possessions. Please leave the light switch off. You can still use the other MBR closet.
- The two large sheds on the north side of the house are off limits and are to remain locked.

### Specific Suggestions for Avoiding Problems:

- Do not flush any waste other than TP. Non-degradable waste will damage the septic system.
- Do not pour grease or solid food waste down the kitchen sink drains. There is no disposal.
- To prevent bugs, please move quickly when entering and exiting the house, especially at night.

**Thanks for your support! We hope you have a great vacation at Sunset Shores Lakehouse Resort!**