



Thank you for considering Sunshine Lodge as your Floral City get-away destination. We live at the lodge full time and we welcome you to our home. Check in as a guest... Check out as a member of our family.

Reservation Policy - In our particular lodging experience, reservations are made well in advance of the anticipated arrival date. Therefore 100% of the first night stay was required at time of booking and is **non refundable**. The remaining balance plus tax is due upon check-in.

Wi-Fi is available in certain cottages.

For your comfort and enjoyment of the Sunshine Lodge it is necessary to have just a few rules.

Check In Time: 3:00 p.m.

Check Out Time: 11:00 a.m.

A fee of \$50 per hour or portion there-of will be charged for late checkouts (after 11 AM on date of departure) unless previously arranged with management. Please be considerate of arriving guests and cleaning staff.

We ask kitchens be left in the state they were received (dishes clean, surfaces wiped down). There is a \$50 cleaning fee if staff is required to wash dishes for incoming guests. Unlike other vacation rentals there is no cleaning fee for guests however we expect you to leave the kitchen the way you found it: cleaned up, dishes put away and refrigerator cleaned out.

Cottages are housekeeping units. This means that there is no daily maid service because housekeeping is the renter's responsibility. We do all the deep cleaning and sanitation when you check out..

Linens are provided and beds are made before arrival.

No upfront cleaning fee? Right! You will only be charged the cleaning fee of a minimum of \$150, depending on the cottage, if you fail to leave the cottage reasonably clean. Dishes washed, stove, oven, counters & refrigerator clean.

Our home was originally built in 1950. Please be kind to the plumbing and do not wash garbage down the drains or flush objects in toilets

Smoking - Smoking by any means (including electronic and vapor cigarettes or any other similar devices) is not permitted in the cottages. A cleaning fee of \$200.00 will be charged for violation of this policy. All cottages are smoke free, however smoking is permitted on the grounds. Please discard cigarette butts in appropriate containers, not the ground. Please place your trash in the provided receptacles.

Incense, candles, or any other open flame is strictly forbidden in guest rooms.

Noise Policy - As a courtesy to our guests we respectfully ask that guests be aware of their noise level and observe quiet hours from 10:00 pm to 7:00 am.

Rates include: free linens and towels, all dishes, pots/pans, and cable TV in cottages. Use of Kayaks, Paddle boats, Bicycles, Boat launch, Boat Docking, Swimming Beach, Propane Grill and Picnic Pavilion is available to guests at no charge: Use at own risk.

Motorized Boats are available for additional fees, See Ashton for more information.

Fish Cleaning is not permitted in the cottages. Please use the fish cleaning station on the main dock

Welcome and enjoy your stay!

Name: _____

Address: _____

CREDIT CARD ACCOUNT: _____

CVC #: _____ EXP. DATE: _____

Signature: _____





SUNSHINE L O D G E

PET CONTRACT - OWNER HEALTH CERTIFICATION & LIABILITY WAIVER

I, _____, hereby certify that my pet(s) are in good health and not ill with any communicable condition or flea infestation.

DOG – *BREED _____ NAME: _____

DOG – *BREED _____ NAME: _____

1. I understand that I am solely responsible for any harm and/or damage caused by my pet(s) while at Sunshine Lodge. I agree to pay for any and all repairs and/or extra cleaning charges that my pet(s) incurs.

2. I agree to never leave my pet(s) unattended in the room, and always leashed or under my full control when outside.

4. I agree to **keep chairs and bed covered with an additional sheet/blanket to protect from animal hair & staining.**

5. I understand and agree that Sunshine Lodge has relied on my representation that my pet(s) is/are in good health, free of fleas and ticks, and has/have not harmed or shown “serious” aggressive or threatening behavior toward any person or another pet.

6. I understand that Sunshine Lodge will not be liable for any problems that develop, and I hereby release them of any liability of any kind whatsoever arising from my pet(s) staying at Sunshine Lodge.

7. I further understand and agree that if my pet requires medical attention for any reason, I will assume full financial responsibility for that care.

8. If applicable, I understand that I, the owner, am solely responsible for their care and actions.

9. I understand that if any of the above pose a problem, and I am asked to leave because of my pet’s actions/behavior, no refund will be given for early departure.

10. I authorize Sunshine Lodge. to charge my credit card that is on file below for any and all damages or extra cleaning that may arise.

I have read and fully understand the above:

SIGNATURE OF OWNER: _____

ADDRESS: _____

CREDIT CARD ACCOUNT: _____

CVC #: _____ **EXP. DATE:** _____

Print Name: _____



Pets and other Critters at Sunshine Lodge

Dogs:

We have just started allowing dogs on a case by case basis at Sunshine Lodge: you are responsible for picking up after your pet, including kibble, droppings outdoors, and fur. Oh, the fur! We provide a vacuum in each cottage so you can take care of any fur left behind. Please bring a sheet to cover the bed linens, should your pet sleep on the bed with you, or to cover the furniture.

If we have to do any clean up, fees start at \$25+ (as we deem necessary) will be charged to your credit card on file. We would be much happier not having to charge a clean up fee, and our wonderful cleaning staff agrees! Fur is our biggest issue. You must clean up the fur left behind by your pets! Steep cleaning fees will be levied for messes left by untrained, naughty pets. Even the best-behaved dogs will make mistakes on carpet in a new environment if left unattended.

We ask that you not leave your pet in your guest cottage unattended just in case there were an emergency, and we would need to get into your cottage.

You are responsible for your pet(s) behavior. Pets must remain on leashes or under owner command at all times while on Sunshine Lodge property.

Our Ducks & Cranes

Please do not feed our birds any people food, including bread, cereal, rice, pasta – they can be offered fruit or fresh veggies. People food shortens their life spans significantly.

We do have grain for our ducks, geese located down at the waterfront. You are welcome to offer them a handful.



Please contact the office immediately if you see an injured bird or any wildlife on our property so we can assist it, including fishing line snags or fish hooks embedded.

ALL SLINGSHOTS, ARROWS, AND BB GUNS ARE NOT ALLOWED ON SUNSHINE LODGE PROPERTY. PERIOD.

Fish Cleaning is not permitted in the cottages. Please use the fish cleaning station on the main dock.

Dear Guests:

Lake Tsala Apopka is 19,111 acres of shallow, heavily vegetated marshes intermingled with open water pools. Water control structures separate the lake into three main pools named after nearby towns: Floral City, Inverness and Hernando.

You are staying on Florida's nature coast— there is wildlife out your door. Yes, there are bugs – mosquitoes, spiders, hornets, etc. Use bug repellent as necessary – The cottages are treated to keep bugs out, but this is not fool proof .

Florida's wildlife and human population are encountering each other more often than ever before. As humans develop more open space and wildlife habitat is reduced and fragmented, encounters between humans and wildlife become more common.

Just like us, birds and other animals are doing their best to make a living and raise their young. Developing an appreciation and understanding of your wild neighbors can help you learn to accept them and live in harmony.

FISH:

In the late fall and winter, look for largemouth bass to be moving into shallower water as the spawn nears. Flip soft plastic lures into holes in vegetation or fish a live golden shiner around cover to entice



Largemouth bass



Bluegill



Redear sunfish

bass to strike. It's hard to say if one lake in the chain will be better than others. Interested anglers should seek information from local tackle shops (Floral City Bait and Tackle Outfitters, (352) 423-1507). Bluegill fishing should be steady around aquatic vegetation using crickets, grass shrimp, or other natural baits. You might need to keep moving to find fish of decent size. Catfish can be targeted near bridges and rip-rap by using cut baits or stink baits fished on the bottom.



Channel catfish



Black crappie

BIRDS:

Cranes | Game Birds | Owls | Raptors and Vultures | Shorebirds/Seabirds | Songbirds | Waterbirds | Waterfowl | Woodpeckers | Hummingbirds | Heron | Egrets

MAMMALS:

Armadillo | Bats | Beaver | Bobcat | Coyote | White-tailed Deer | Florida Black Bear | Manatee | Panther | Fox Squirrel | Gray Fox | House Mouse | Hog | Mink | Opossum | Eastern Cottontail Rabbit | Marsh Rabbit | Raccoon | Red Fox | River Otter | Skunks | Southeastern Pocket Gopher | Squirrels. Oh, don't be worried about bears. We have black bear in the area, but have never seen one. Same with the very shy Florida Panther. Keep an eye open for the River Otter – he or she visits frequently, but has been very camera shy. If you get a picture, please share on our facebook page.

REPTILES AND AMPHIBIANS

Alligator | Crocodile | Freshwater Turtles | Gopher Frog | Gopher Tortoise | Sea Turtles | Snakes