

OUTSIDE POSTING IN PATIO OR POOL AREA

PLEASE KEEP THE NOISE TO A MINIMUM

YOU ARE VACATIONING IN A RESIDENTIAL AREA.
PLEASE BE A GOOD NEIGHBOR BY KEEPING THE NOISE
TO A RESPECTFUL LEVEL DURING THE DAY AND NIGHT.
EXCESSIVE AND UNREASONABLE NOISE CAN DEPRIVE
NEIGHBORS OF THE PEACEFUL ENJOYMENT OF THEIR
PROPERTY.

PLEASE OBSERVE QUIET TIME 9:00PM – 7:00AM



**CITY OF INDIAN ROCKS BEACH
1507 BAY PALM BOULEVARD
INDIAN ROCKS BEACH, FL. 33785
(727)595-2517**

CODE SEC 26-34 – UNREASONABLE NOISE PROHIBITED

**YOU ARE VACATIONING IN A RESIDENTIAL NIEGHBORHOOD. PLEASE
BE RESPECTFUL TO RESIDENTS AROUND YOU. PLEASE OBSERVE QUIET
TIME 9:00 PM – 7:00 AM**

CODE SEC 50-66 – TRASH & RECYCLING SERVICE

**TRASH & RECYCLING SHALL BE BROUGHT TO THE CURB PRIOR
TO 7:00 AM ON THE DAY OF SERVICE & SHALL BE REMOVED FROM
THE CURB BY 7:00 PM THE DAY OF SERVICE**

CODE SEC 86-85 – SEA TURTLE SAFETY & LIGHTING

**SEA TURTLES ARE PROTECTED ON ALL PINELLAS COUNTY BEACHES.
NON-TURTLE FRIENDLY OUTSIDE LIGHTS SHOULD BE TURNED OFF AT
DUSK. CLOSE DRAPES TO SHADE INTERIOR LIGHTING. DO NOT TOUCH OR
HARASS SEA TURTLES OR NESTS.**

DOCUMENT SEC 18-217 “D” “2”



PROTECT OUR SEA TURTLES
SEA TURTLE NESTING SEASON IS FROM
MAY 1ST THRU OCTOBER 31ST

PLEASE LIMIT OR TURN OFF ALL NON TURTLE FRIENDLY
LIGHTING THAT IS VISIBLE FROM BEACH AFTER DARK.
CLOSE CURTAINS & BLINDS ON WINDOWS THAT
OVERLOOK THE BEACH. DO NOT LEAVE ANYTHING ON
THE BEACH OVERNIGHT. PLEASE FILL HOLES IN THE SAND
WHEN LEAVING THE BEACH.

MORE INFO – pinellas.gov/sea-turtle-protection

OASIS PARADISE RULES & INFORMATION

CITY ORDINANCES

**THE TOWN OF INDIAN ROCKS BEACH
REQUIRES THAT ALL GUESTS OBSERVE
LOCAL ORDINANCES REGARDING
LITTER, TRASH, NOISE, PARKING AND
SEA TURTLES.**

QUIET HOURS 10 PM - 7 AM

**YOU ARE VACATIONING IN A
RESIDENTIAL AREA. PLEASE BE A
GOOD NEIGHBOR BY KEEPING THE
NOISE TO A RESPECTFUL LEVEL DURING
THE DAY/AND NIGHT. EXCESSIVE AND
UNREASONABLE NOISE CAN DEPRIVE
NEIGHBORS OF THE PEACEFUL
ENJOYMENT OF THEIR PRIVATE
PROPERTY.**

**PLEASE PLACE TRASH/RECYCLING
BINS OUT THE NIGHT BEFORE AFTER
7 PM AND RETURN TO THE HOUSE BY
7 PM AFTER COLLECTION.**

TRASH PICKUP: TUESDAY & FRIDAY

RECYCLING PICKUP: WEDNESDAY

**FOUR PARKING SPACES ARE
AVAILABLE IN THE DRIVEWAY.
PARKING SPACES ARE SET BY THE
CITY AND ARE NON-NEGOTIABLE.
THERE IS NO ON-STREET PARKING
PERMITTED BY THE CITY OF INDIAN
ROCKS BEACH.**

**OCCUPANCY OF OASIS PARADISE IS
LIMITED TO 10 AND IS SET BY THE
CITY OF INDIAN ROCKS BEACH. IT IS
NON-NEGOTIABLE.**

**IRB BEACHES ARE HOME TO SEA
TURTLES. THE CITY PROHIBITS
SHINING LIGHTS ON THE TURTLES AT
NIGHT. ALL SAND STRUCTURES AND
HOLES CREATED ON THE BEACH
MUST BE RETURNED TO NATURAL
BEACHFORM.**



OASIS PARADISE SAFETY RULES & INFORMATION

ALL GUESTS MUST OBSERVE
HURRICANE EVACUATION ORDERS
ISSUED BY LOCAL/STATE
GOVERNMENT. PLEASE SEE POSTED
EVACUATION MAPS FOR GUIDANCE.

SMOKE DETECTORS ARE LOCATED
THROUGHOUT THE HOUSE. FIRE
EXTINGUISHERS ARE LOCATED IN
THE KITCHEN AND IN THE 2ND FLOOR
WALK-IN CLOSET.

CLOSEST HOSPITALS:
MORTON PLANT HOSPITAL
300 PINELLAS ST
CLEARWATER, FL
727-462-7000

PINELLAS COUNTY SHERIFF'S OFFICE:
ADMINISTRATIVE: 727-582-6200
EMERGENCY: 9-1-1

PINELLAS SUNCOAST FIRE:
ADMINISTRATIVE: 727-595-1117
EMERGENCY: 9-1-1

HCA FLORIDA LARGO HOSPITAL
201 14TH ST. SW, LARGO, FL
727-588-5200

SEE NATIONAL WEATHER
SERVICE REGARDING CURRENT
RIP TIDE CONDITIONS IN THE
GULF OF MEXICO:
[HTTP://WEATHER.COM](http://weather.com)

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OASIS PARADISE LOCAL HOSPITAL DIRECTIONS

DIRECTIONS TO HCA FLORIDA LARGO HOSPITAL
201 14TH ST. SW, LARGO, FL
727-588-5200

DIRECTIONS TO
MORTON PLANT HOSPITAL
300 PINELLAS ST, CLEARWATER, FL
727-462-7000

HEAD WEST ON 10TH AVE. TOWARD GULF BLVD.

TURN RIGHT ONTO GULF BLVD

TURN RIGHT ON CAUSEWAY BLVD

DRIVE (2.5 MILES) AND ARRIVE AT

HCA FLORIDA LARGO HOSPITAL ON RIGHT

HEAD WEST ON 10TH AVE.
TOWARD GULF BLVD

TURN RIGHT ONTO GULF BLVD

TURN RIGHT ON CAUSEWAY BLVD

TURN LEFT ON CLEARWATER ROAD (2.9 MILES)

ROAD NAME CHANGES TO S. FORT HARRISON AVE. (.9 MILE)

TURN LEFT ONTO PINELLAS ST (.2 MILE)

BEAR RIGHT ONTO ROAD

ARRIVE AT MORTON PLANT HOSPITAL ON RIGHT

ARRIVE AT HCA FLORIDA LARGO HOSPITAL ON RIGHT

WELCOME!

Enjoy your stay

██████████ Street, IRB, FL 33785

1. Host: ██████████ (77██████████) 67
Co-Host: ██████████ (81██████████) 18
2. All occupants of short-term vacation rental units must comply with Chapter 26 of the City's Code of Ordinances (See QR below), governing parking, noise, nuisances, litter, and abandoned property.
3. Scheduled days for trash pickup are on Tuesdays and Fridays. Bins may be placed curbside after 7pm the day before or prior to 6am the day of pickup. They must be removed from the curb by 7pm on the collection day.
4. Nearest Hospital is HCA Florida Largo West Hospital located at 2025 Indian Rocks Rd, Largo, FL 33774. Telephone number is (727) 588 - 5261.
5. All occupants must promptly evacuate the short-term vacation rental upon posting of any evacuation order issued by state or local authorities.

Thank you for choosing our home.
Hope you enjoy your stay and we would love to see you again.



Scan for Chapter 26 of the City's Code of Ordinances

Welcome

██████████ Street, IRB, FL 33785

1. Host: ██████████ (77) ██████████ 67
Co-Host: ██████████ (813) ██████████ 18
2. All occupants of short-term vacation rental units must comply with Chapter 26 of the City's Code of Ordinances (See QR below), governing parking, noise, nuisances, litter, and abandoned property.
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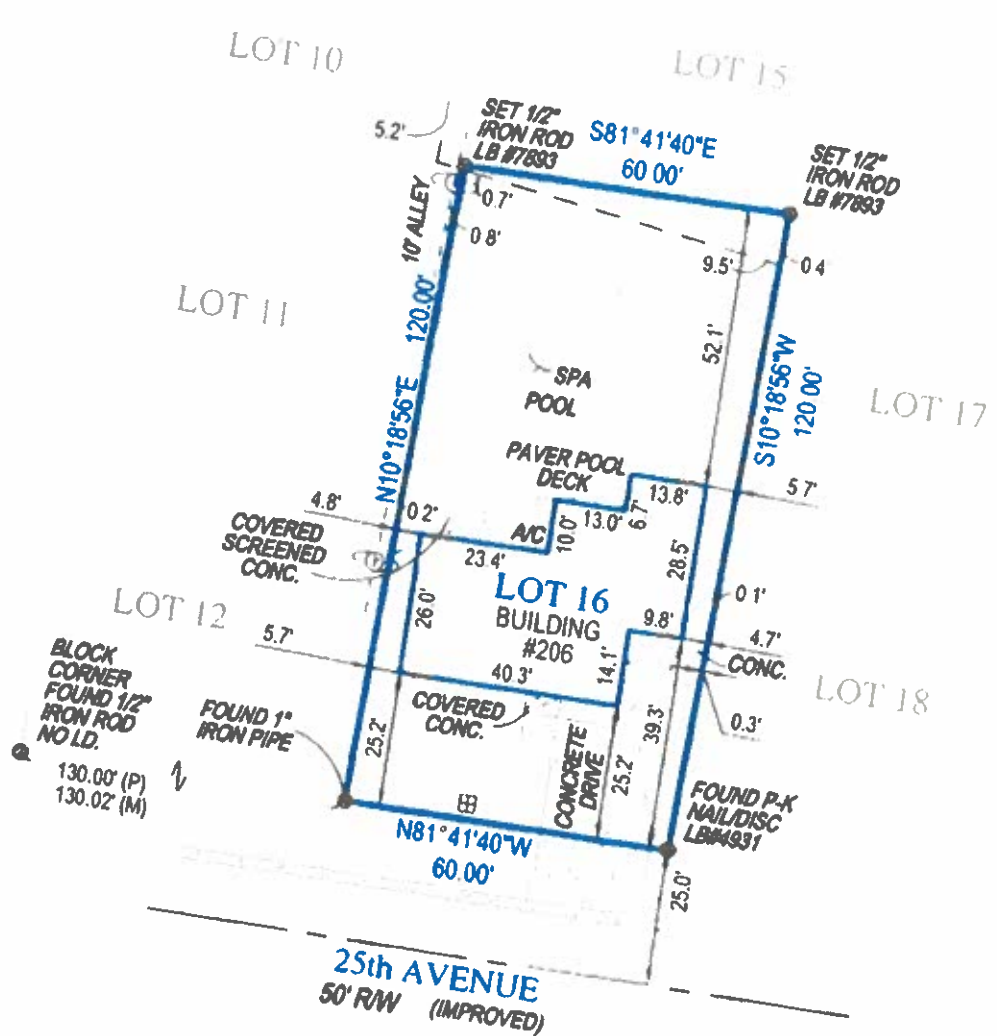
Thank you for choosing our home.
Hope you enjoy your stay and we would love to see you again.



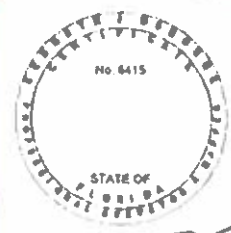
Scan for Chapter 26 of the City's Code of Ordinances

OK FOR EXTERIOR SITE PLAN

BOUNDARY SURVEY



SURVEY NOTES
 CONCRETE DRIVE CROSSES THE PROPERTY LINE ON SOUTHERLY SIDE OF LOT.
 THERE ARE FENCES NEAR THE BOUNDARY OF THE PROPERTY.



SURVEYORS CERTIFICATE
 I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL OR A RAISED EMBOSSED SEAL AND SIGNATURE.

Kenneth Osborne
 (SIGNED) KENNETH J OSBORNE
 PROFESSIONAL SURVEYOR AND MAPPER 6415

Kenneth Osborne
 Digitally signed by Kenneth Osborne
 Date: 2021.05.09 22:28:40 -04:00
 PAGE 1 OF 2 PAGES
 NOT FOR CONSTRUCTION



TARGET SURVEYING, LLC
 LB #7893
 SERVING FLORIDA
 6250 N. MILITARY TRAIL, SUITE 102
 WEST PALM BEACH, FL 33407
 PHONE (561) 640-4800
 STATEWIDE PHONE (800) 226-4807
 STATEWIDE FACSIMILE (800) 741-0576
 WEBSITE <http://targetsurveying.net>

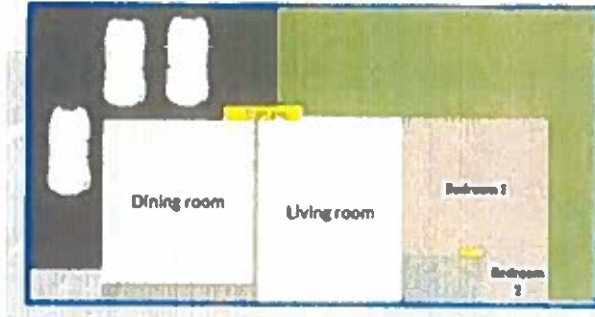
INTERIOR AND OR EXTERIOR PLAN



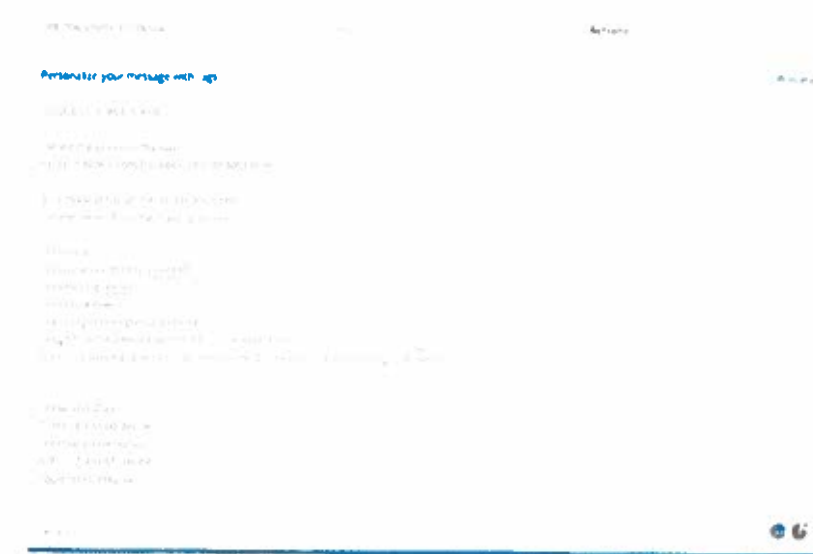
To Whom It May Concern:

There will be 3 parking spaces in the driveway No cars can be parked in the streets. The 3 parking spaces are specified in all listings, Airbnb and VRBO, a verbiage is being sent 1 week prior to listing, a parking plan is in the welcome manual and is posted in the house.

Parking plan:



Scheduled message to all guests, 1 week prior check-in. It has the manual, with parking plan and rules.



Thank you,



NARRATIVE ON OWNER TO GUEST COMMUNICATION – SEC 18-206 (14)

Guests during the booking process will be provided and acknowledge receipt and review of a copy of the city rules, including the solid waste storage rules and days of collection, the city rules for noise restrictions associated with short-term rentals, parking restrictions, and quiet hour rules. The city rules will also be displayed within the unit itself.

If there are issues, Guests will be asked to contact the responsible party through the booking applications, phone number, and email will also be available as methods of contact. The responsible party's contact information will also be available and displayed within the unit, phone number and email address, and on the outside of the building with the phone number. Guest will be asked for any nonemergency requests to contact the responsible party between the hours of 8 am and 8 pm. If there is an emergency the guest will be advised to first consider calling 911. If the emergency does not rise to the level of 911, then the guest will be advised to contact the responsible party anytime necessary, 24 hours a day.

If Guests create issues such as excessive noise, the guest will understand that the responsible party may contact with through the booking applications and phone number and email that are available to request the issue to be corrected.

COPY OF OWNERS CODE OF CONDUCT RULES – SEC 18-206 (13)

Guests are requested to follow the below code of conduct.

There are shared or common spaces on the property so please be respectful of all guests at all times.

Be respectful of the property, its furnishings, and any amenities. This means taking care of the furniture, appliances, and other items in or on the rental property. Do not damage anything, and report any problems to the host immediately.

Keep the noise level down. You are in a residential area. Please be a good neighbor by keeping the noise to a respectful level during the day and night. Excessive and unreasonable noise can deprive neighbors of the peaceful enjoyment of their property. Quiet time is designated as 10 pm and 7 am, 7 days a week all year.

Smoking is not allowed inside the property or inside any structures on the property.

Clean up after yourself and dispose of trash properly. This includes taking out the trash, cleaning up any messes you make, and putting away any belongings. Residential collection days are Tuesday and Friday. Please have trash curbside in the city-issued can by 7:00 a.m. on pick-up day.

Report any damages to the property to the host immediately. This will help to ensure that the property is properly maintained and that you are not charged for any damages that you did not cause.

Parking is available in assigned spaces only.

Occupancy of short-term rental units is based on the number of bedrooms and beds. The 1 bedroom unit allows for 2 persons. The 2 bedroom unit allows for 4 persons. Non-registered guests are not allowed to stay overnight on the property.

Should the building need to be evacuated please follow the instruction posted in the unit

Should the area need to be evacuated please refer to the Emergency Evacuation Instructions

When swimming on the gulf waters off the beaches please be aware RIP currents may be present. Refer to the instructions on how to avoid and/or deal with RIP currents

Emergency Contact Information

Police and Fire Departments - IN CASE OF EMERGENCY PLEASE DIAL 911
Pinellas County Sheriff 10750 Ulmerton Rd, Largo, FL 33778 (727) 582-6200
Pinellas Suncoast Fire Rescue 304 1st St, Indian Rocks Beach, FL 33785 (727) 595-1117

Hospitals

Largo Medical Center 201 14st SW, Largo FL 33770 (727)-588-5200
Morton Plant Hospital 300 Pinellas Street, Clearwater FL 33756

BEDROOMS/PARKING PLAN STATEMENT – CODE SEC 18-206 (7)

There are 2 Units - Unit A is a 1 Bedroom 1 Bathroom and Unit B is a 2 Bedroom 2 Bathroom.

Parking is located on the north side of the property along Bahia Vista Drive.

Unit A is provided 1 Parking Space located on the NW portion of the property

Unit B is provided 2 Parking Spaces located adjacent to each other on the NE portion of the property

All guests will be informed of the designated parking locations prior to and upon Check-In to their respective units

PARKING PLAN – CODE SEC 18-206 (12)

The parking plan will be as follows.

Unit A will have one parking space assigned and it will be located on the NW portion of the property in the gravel area designated by the letter A.

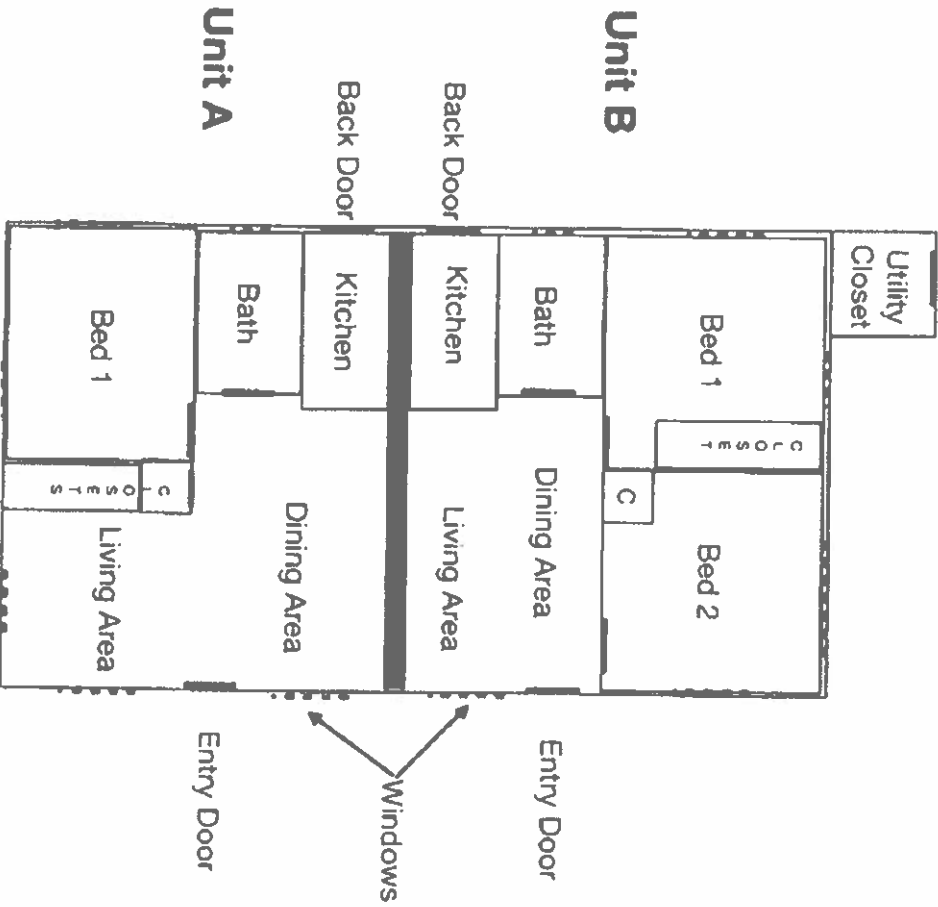
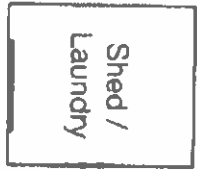
Unit B will have two parking spaces assigned and they will be located on the NE portion of the property in the gravel area designated by the letter B.

Guests will be informed of the parking locations prior to checking in and with documentation in the Unit.

Guests will be informed about the prohibition of guests parking on the street or adjacent right of way.

18-206 (8)

18-206 (9)



North ↑

WELCOME TO THE CHUNKY MERMAID!

All occupants of this property must comply with Chapter 26 of the City's Code of Ordinances, governing parking, noise, nuisances, litter, and abandoned property.

NOISE -- Be very mindful of Excessive or Unusually loud noise. What you consider excessive may be different than your neighbor. Someone will call and report the noise and you will get a violation.

City Quiet time is 10pm – enforced by the city/police/neighbors -

PARKING – Don't Park in the street. There's lots of parking in the garage and the driveway so please don't park in the street.

POOL HOURS – 9am to 9pm

Please be courteous of other guests family enjoying the space. Make sure to clean up after yourself. Grills are for all guests to share. Guests will be asked to leave for being loud, disrespectful, or excessive partying.

TRASH DAYS

Make sure you take the **Trash/Recycling to the end of the driveway the night BEFORE trash pickup** -- they usually come early in the morning.

TRASH PICKUP DAYS – TUESDAY AND FRIDAY

RECYCLING PICKUP DAY – WEDNESDAY

NEAREST HOSPITAL IS AT - [REDACTED]

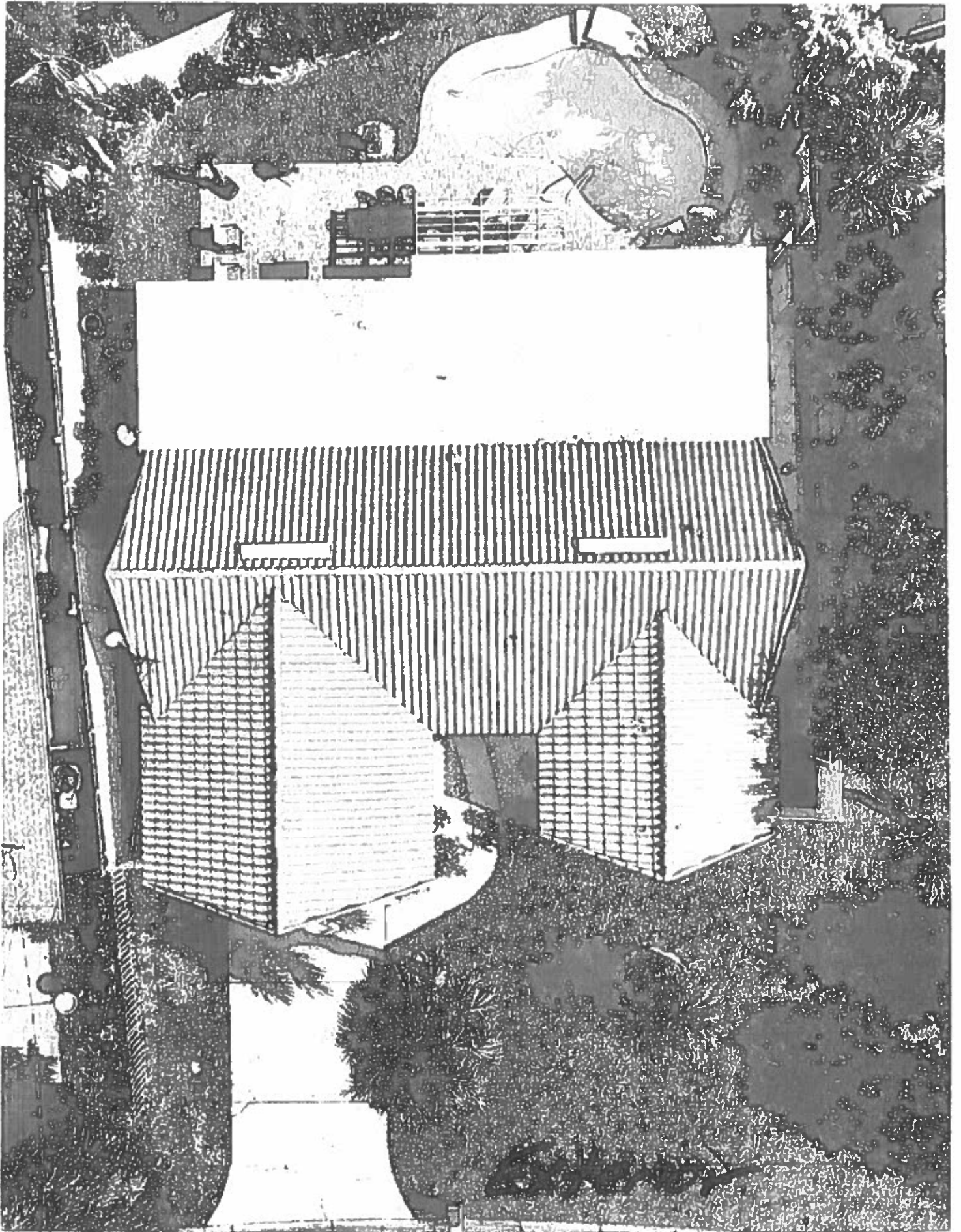
They do have a 24-hour emergency room.

It's about a 35-minute drive.

EVACUATION REQUIREMENTS

All occupants must promptly evacuate the short term vacation rental upon posting of any evacuation order by state or local authorities. No exceptions.

If you have any questions, feel free to message in the application you booked with or text/call



Owner To Guest Communication Narrative **[REDACTED] Indian Rocks Beach, FL**

Each Guest will receive check in instructions electronically stating the city's rules that must be disclosed to each guest. Including the City's rules related to solid waste storage, setting out solid waste on correct collection days, the noise restrictions associated with the vacation rental's use, the parking restrictions, and the quiet hour rules.

Each of these items are also posted inside the home in various spots for an added reminder.

Owner's Conduct Rules

[REDACTED], Indian Rocks Beach, FL

- This is a Non-Smoking Home
- **Quiet Hours: Sunday – Thursday 10:00 pm – 8:00 am Friday-Saturday 11:00 pm – 8:00 am**
- No large events allowed.
- No overnight guests, which will exceed capacity. **Max Capacity 10**
- Maximum of 3 cars parked in the driveway. No street parking.
- **Trash Days: Tuesday and Friday – cans must be curbside between 6:00 pm and 7:00 am each Monday and Thursday. Cans MUST be returned to the garage by 5:00 pm on Tuesday and Friday. Failure to do so may result in a fine.**
- **Recycle Day: Wednesday – cans must be curbside between 6:00 pm Tuesday and 7:00 am Wednesday. Cans MUST be returned to the garage by 5:00 pm on Wednesday. Failure to do so may result in a fine.**
- Pets must be pre-approved and require a deposit. Pick up after your pets.
- **NO PETS in the POOL or SHOWERS!**
- **DO NOT Leave Children Unattended!**
- **Respect our Turtles – follow Nesting Regulations. Nesting Season is MAY through OCTOBER**
- **Be Aware of RIP CURRENTS!**

Turtle Nesting Season

TURTLE NESTING SEASON

The Florida marine turtle nesting season is from May to October each year.

There are seven species of sea turtles including the green turtle, hawksbill, leatherback, loggerhead, olive ridley, Kemp's ridley and flatback. All but the olive ridley and flatback are found in Florida. Females nest every two or three years during the summer when they crawl to the shore to dig a nest in the sand using their rear fins. The female deposits about 100 eggs the size of ping pong balls in the nest. She covers the eggs with sand when she's finished and returns to the ocean. Male sea turtles never return to the shore after hatching. Only 1 in 1,000 hatchlings will survive to adulthood.

There are simple steps everyone can take to help protect marine turtles such as:

- Not leaving objects on the beach overnight
- Knocking down sandcastles and filling in holes before leaving the beach
- Placing all trash and recyclables in the proper containers
- Drawing the curtains at night to keep light from being seen from the beach
- Shielding all exterior lighting, using the least amount of lighting necessary, keeping lights low to the ground, and using long-wavelength (amber) bulbs. If you live or stay within view of the Gulf, be sure to turn off the lights inside your house when you leave and keep your curtains drawn when you are home. Also, make sure any exterior lights visible from the beach are turtle compliant. Do not use flashlights or cellphones on the beach at night.
- The Florida Fish and Wildlife Conservation Commission (FWC) keeps an updated list of best management practices for marine turtle lighting. Call the FWC Wildlife Alert number at 1-888-404-FWCC (3922) to report:
 - Stranded hatchlings
 - Harassment of sea turtles
 - Disturbance of nests
 - Entangled sea turtles
 - Disoriented hatchlings
 - Dead or injured sea turtles or hatchlings

If you observe a property with improper lighting, please report it to the City's Code Enforcement staff at (727) 595-2517.

Rip Current Safety Tips:

When at the Beach...

If You See Someone in Trouble, Don't Become a Victim Too...

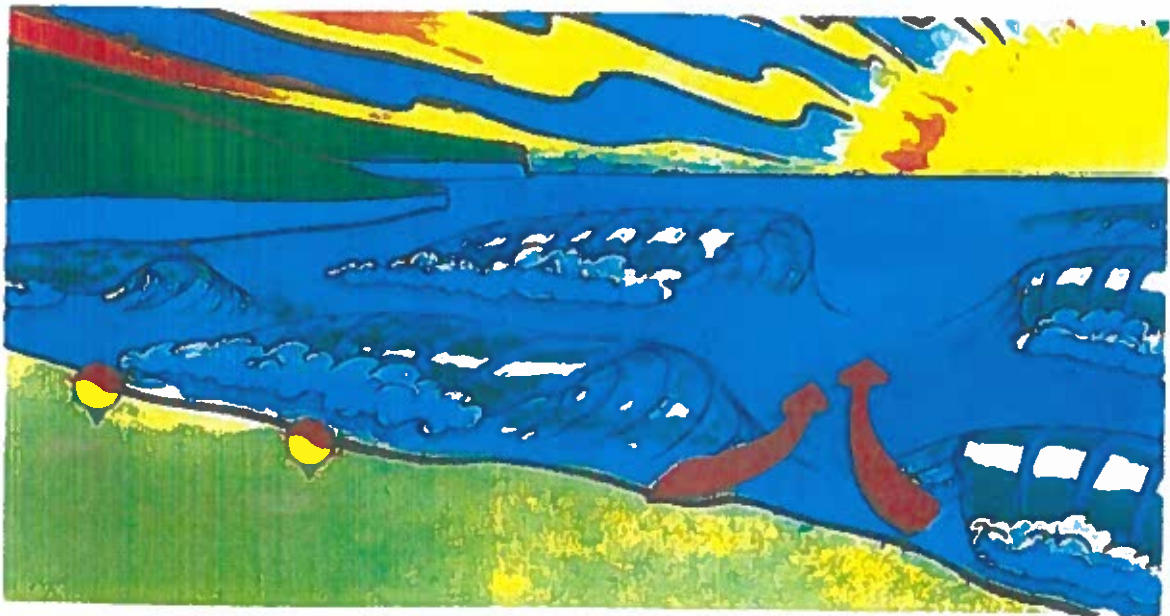
- Whenever possible, swim at a lifeguard-protected beach.
- Never swim alone.
- Learn how to swim in the surf. It's not the same as swimming in a pool or lake.
- Be cautious at all times, especially when swimming at unguarded beaches. If in doubt, don't go out.
- Obey all instructions and orders from lifeguards. Lifeguards are trained to identify potential hazards. Ask a lifeguard about the conditions before entering the water. This is part of their job.
- Stay at least 100 feet away from piers and jetties. Permanent rip currents often exist along side these structures.
- Pay especially close attention to children and elderly when at the beach. Even in shallow water, wave action can cause loss of footing.
- Get help from a lifeguard.
- If a lifeguard is not available, have someone call 9-1-1.
- Throw the rip current victim something that floats--a lifejacket, a cooler, an inflatable ball.
- Yell instructions on how to escape.
- Remember, many people drown while trying to save someone else from a rip current.

RIP CURRENTS



WHAT IS A RIP CURRENT?

A STRONG, NARROW CURRENT THAT FLOWS RAPIDLY AWAY FROM THE SHORE, RETURNING THE WATER CARRIED TO THE BEACH BY WAVES. IT HAS TO FIND A WAY TO GET BACK OUT TO SEA, AND IT DOES THIS BY FLOWING DOWNWARDS INTO DEEPER CHANNELS BETWEEN THE BREAKING WAVES.



HOW TO SPOT A RIP CURRENT

- DARKER, MURKY WATERS
- FEWER BREAKING WAVES
- SMOOTHER SURFACE IN LARGE SURF
- FOAM OR DEBRIS FLOATING OUT TO SEA
- CHOPPY RIPPLED SURFACE IN CALM WATER

IF CAUGHT IN A RIP CURRENT

- DON'T FIGHT THE CURRENT
- IF YOU CAN'T ESCAPE, FLOAT OR THREAD WATER
- IF YOU NEED HELP, CALL OR WAVE FOR ASSISTANCE
- SWIM PARALLEL TO THE BEACH TOWARDS THE BREAKING WAVES

EVACUATION ZONE A

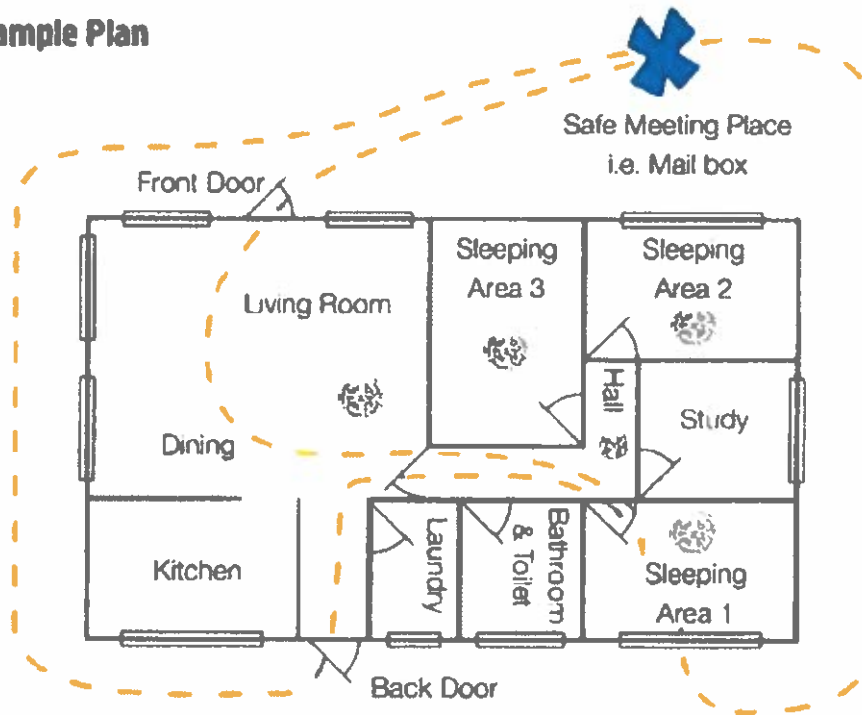


DIRECTIONS

- ↑ Head west on 11th Ave toward 1st St
- ➔ Drive along Hamlin Blvd, Oakhurst Rd and 86th Ave N
- ↶ Turn left to Bauder Elementary School

House Escape Route

Sample Plan



Make sure you can get out of your home quickly if there is a fire.

The best fire escape plan is worthless if your escape route is blocked.

While deadlocks and security grilles deter thieves, they can be deadly in a fire.

When you are in the house:

1. **Leave keys** in any deadlock, or on a hook close to the door or window, but out of reach of intruders.
2. **Make sure** that window security grilles and screens open **readily** from the inside.
3. **Make sure** that all windows and doors **open easily** for all members of your family.

