



## MODERN OASIS

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Welcome to Modern Oasis. We hope you have a fun time while you are here. This information is to help you make the best use of the house while you are here.

**Access to the Beach:** The beach is a 5-minute walk away. Out the front door, turn right and follow the lagoon pathway south. In the garage is a wagon you can use to transport items to the beach.

There is a small market at the end of our street (cross street 26<sup>th</sup> Avenue) – good for snacks, drinks, and a few groceries.

**PLEASE** be considerate of our neighbors and keep the nose down after 10 pm on weeknights and 11 pm on weekends.

**Washer/Dryer** - A full sized washer & dryer are in the downstairs bathroom. Please note this is a high-efficiency washer and requires **HE** laundry soap. Please do not use any other laundry soap and follow bottle directions for amount of soap to use. **We also ask that after each load to please wipe out the front gasket to remove any water to avoid mold.** Linens for the couch bed are in the closet across from the bathroom in the walk-in closet.

### FAMILY ROOM DOWNSTAIRS

#### Audio/Video Overview –

There are three audio video sources available:

1. Cable box located in cabinet under TV.
2. DVD Player located in cabinet under TV labeled DVD.
3. Game input located in cabinet under TV labeled GAME INPUT.

There is a convenience outlet for power located next to the GAME INPUT. The GAME INPUT has a standard RED, WHITE & YELLOW input which RICH, LEFT audio & STANDARD video are. Just below that are RED, BLUE & GREEN inputs which are for component video if needed. Either connection will work.

All three sources are available for use via the handheld remote control located on the top left corner of cabinet in its charge base.

The TVs and cable boxes are functional directly from the elan remotes in each room. The remotes are very straight forward and easy to use.



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The music in each room is controlled by the Sonos players.

1. Download Sonos app
2. Make sure device (phone, pad, etc.) is connected to the local area network “beach”
3. Launch the Sonos app, select the desired room and browse content from the tabs at the bottom of the Sonos UI.



\*Please access these sources via the remote control. Altering the dials directly on the equipment could affect its use. \*

### **Remote Control Overview –**

This remote will only work in this room. Please leave it in the charge when it is not in use.

To begin use, press the silver power button towards the top of the remote. Allow 15-20 seconds for all the equipment to power up. The cable will automatically be on at this point.

The three sources listed above are labeled in red at the top of the remote. The source that is in use will be bright red.

To change the sources, simply press the source button that you would like. Again, it will be bright red, and again, allow 15-20 seconds for all equipment to switch.

To power off the system at any point, push the silver power button. If TV does not turn off, push silver button one more time.



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### MASTER BEDROOM

#### Audio/Video Overview –

There are two audio/video sources available:

1. Cable box located in the closet.
2. DVD player located in the closet.

Both sources are available for use via the handheld remote control located on the bedside nightstand in its charger base.

\*Please access these sources via the remote control. Altering the dials directly on the equipment could affect its use. \*

#### Remote Control Overview –

This remote will only work in this room. Please leave it in the charge when it is not in use.

To begin use, press the silver power button towards the top of the remote. Allow 15-20 seconds for all the equipment to power up. The cable will automatically be on at this point.



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The three sources listed and are labeled in red at the top of the remote. The source that is in use will be bright red.

To change the sources, simply press the source button that you would like. Again, it will be bright red, and again, allow 15-20 seconds for all equipment to switch.

To power off the system at any point, push the silver power button. If TV does not turn off, push silver button one more time.

**Thermostat** for forced air heating is **UPSTAIRS** is at the bottom of the stairs. The **DOWNSTAIRS** has radiant heating in the floor. There is one thermostat for the TV area on the wall next to the TV, and one thermostat for the bedroom inside the room, to the right of the door. Please note that radiant heat works very slowly and will take several hours to bring the room up to the temperature you have set. Please be patient.

### **Check out procedures:**

- Please leave the property in good condition.
- Please wash dishes and put them away.
- Please empty all trash from home and put in correct bins.
- Please check the property for personal belongings.
- Please turn off the lights, thermostat, and appliances.
- Please lock the windows and doors.
- Please note there will be extra charge for any excessive cleaning, carpet cleaning and excessive trash pick-up.

**Check out is at 10:00 AM. PLEASE RETURN THE GARAGE REMOTE TO THE BOX PROVIDED... THERE IS \$100.00 FINE FOR NOT RETURNING THE REMOTE.**

**We hope you enjoyed your stay with us and hope to see you again soon!!**

**KENDALL & POTTER PROPERTY MANAGEMENT, INC.  
(800) 386-6826 OR (831) 477-7930**