

# Sunny Rays - A Trio of Water Wonders!

## Summary

With beach access via a private boardwalk directly across the street with a crossing light, a pool, fishing, & a patio view of many Gulf State Park critters!



## Description

At ground level in a low density complex, Sunny Rays is the perfect place to stay in Orange Beach with beach access via a private boardwalk directly across the street with a crossing light, a pool, fishing, & a patio view of many Gulf State Park critters!

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Ideally set up for 4 guests, Sunny Rays at ~1100 ft<sup>2</sup> can accommodate 2 additional guests 12 or under. Families will have plenty of room to enjoy!

### ENTRY

As you enter the front door, you will see our stunning view of the lake directly outside the back patio sliding door. The lakes are periodically stocked with bass and brim by the State of Alabama so bring your favorite fishing pole.

### GUEST BEDROOM

The guest bedroom features a queen bed, ceiling fan, a smart TV, nightstand, closet, and a dresser with mirror. Linens, pillows, and a quilt are provided. The bedroom has direct door access to the hall bathroom with its own shower/tub combination.

### MASTER BEDROOM

The large master bedroom features a king bed, a ceiling fan, two nightstands, two closets, a smart TV and a dresser. Linens, king feather pillows, and a quilt are provided. The master has its own en suite bathroom with a shower/tub combination.

#### HALLWAY

The hallway contains an entry closet for your jackets, the iron and ironing board, and a beach wagon for your use. Another hallway closet contains a full size LG washer and dryer.

#### KITCHEN

The kitchen features a large granite peninsula with two bar stools and contains all the necessary utensils to cook for the entire family. Appliances include a dishwasher, disposal, microwave, coffee maker, crockpot, toaster, ceramic cooktop oven, and a new refrigerator with ice maker. A first aid kit is located in the pantry and a fire extinguisher is located under the sink.

#### DINING ROOM

The dining room has a large table with 6 chairs from which you can view the lake and its wildlife.

#### LIVING ROOM

Featuring a queen leather sleeper sofa (can sleep up to 2 children ages 12 and under), a leather loveseat, a ceiling fan, and two chairs, you and your family can enjoy watching cable TV and/or a movie on the living room's 65" LG Smart TV.

If booked for 5 or 6 guests, linens for the sleeper sofa can be found in a hallway closet above the washer and dryer or in a bedroom closet.

#### PATIO

Adirondack chairs await you on the large patio from which you will be greeted in the mornings by a family of turtles, but we kindly ask that you not feed the wildlife. And in the evening, some incredible sunsets can be seen right from the patio!

#### STARTER BATHROOM AMENITIES

In the master bath we provide 1 bath soap, 1 hand soap, 1 small shampoo, 1 small conditioner, 1 small body wash, 1 small lotion, and 1 roll of toilet paper. A hair dryer can be found in a cabinet or in a drawer.

In the guest bath we provide 1 small bar of soap and 1 roll of toilet paper. A hair dryer can be found under the sink or in the cabinet.

For the two bathrooms, we provide 6 bath towels, 6 washcloths, and 3 hand towels. Each bathroom will also have a bath mat.

#### STARTER KITCHEN/LAUNDRY AMENITIES

We provide a single use dishwasher packet, a single use laundry detergent packet, 1 roll of paper towels, 1 trash liner in the can, 1 extra trash can liner, and a single packet of coffee. We also provide 2 kitchen dish cloths and 1 kitchen towel.

#### WHAT TO BRING

Please bring your own beach towels as the towels provided are not to be taken out of the condo at any time. Starter amenities for your first day or two are detailed above. You may wish to bring extra amenities or plan to purchase locally after you arrive (e.g. garbage bags, dishwasher pods, liquid dish soap, laundry (HE) pods, toilet paper, etc.).

#### WHAT TO KNOW

Daily maid service is not provided.

During the high rental season, security is provided at the complex.

Luggage carts by the elevators are available for your use.  
Small children should be closely supervised on the patio since our condo is directly on the lake. No swimming is allowed in the lake due to wildlife which may include turtles, alligators, etc.

Map

**Address:** Orange Beach, AL  
**Zip Code:** 36561  
**Latitude / Longitude:** 30.26391 / -87.61467



Nearest Airport	Pensacola	32 miles
Nearest Beach	Beach	0.25 miles
Nearest Restaurant	Wolf Bay	160 feet

Accommodation, Features

5 Stars Condo or Apt/Townhouse

**Bedroom(s):** 2 ( 6 Sleeps )  
King: 1, Queen: 1, Sleep Sofa: 1

**Bathroom(s):** 2  
Combination Tub / Shower: 2

Suitability

- **Long term rentals:** No
- **Pet Friendly:** No
- **Smoking:** No smoking
- **Children:** Yes, great for kids
- **Wheelchair Accessible:** No
- **Seniors:** Yes

## Themes

Family Friendly, Snowbird - Long Term

## Location Type

Lake View, Near The Ocean, Water View, Waterfront

## Popular Amenities

Air Conditioning, Clothes Dryer, Deck / Patio, Dining Area, Keyless Entry System, Linens Provided, Outdoor Grill, Pool, Smart TV, Towels Provided, Washing Machine, Wireless Internet

## Indoor Features

Coffee Maker, Cooking Utensils, Crock Pot, Dishes & Utensils, Dishwasher, Freezer, Hair Dryer, Heating, Ice Maker, Internet, Iron & Board, Kitchen, Living Room, Microwave, Oven, Refrigerator, Stove, Toaster

## Outdoor Features

Deck / Patio, Ground Floor, Outdoor Charcoal Grill, Outdoor Furniture, Pool-Community/Condo, Porch / Veranda

## Access & Parking

Parking Off Street

## Activities

### Activities & Adventure:

Beachcombing, Deep Sea Fishing, Fishing, Golf, Parasailing, Photography, Shopping, Swimming, Walking, Wildlife Viewing

## Fees, Taxes, Deposit

	Type	Price	Charge Type
<b>Accidental Property Damage Insur (\$1500 Coverage)</b>	Required	\$59	One time
<b>Cleaning Fee</b>	Required	\$195	One time
<b>Lodging Tax</b>	Required	16%	One time

## Policies

**Check in:** 16:00, **Check out:** 10:00

We accept Venmo(business) payments, checks, eChecks(ACH payments), Apple Pay, and Visa/Mastercard/Discover/AMEX payments (Visa/Mastercard/Discover/AMEX payments will incur an additional 3.5%

fee.)

**MINIMUM AGE TO BOOK:** You must be at least 25 years of age to reserve our condo. Identity verification is required. No singles under 25 may stay without a parent or guardian present.

To make a confirmed booking, 1) 50% of the total booking amount is due, 2) a copy of the guest's Government ID, and 3) a signed guest agreement are required within 24 hours of a request to book. (The final 50% payment will be due 30 days before the reservation's check-in date.)

The name and signature on this Guest Agreement must match the name of the person making the reservation, the name on the government ID, and the name on the Venmo account used for payments. Payments made via a Visa, Mastercard, Discover, or American Express will incur a 3.5% fee. The name on the credit card must match the name of the person making the reservation and government ID.

The reserving guest shall not assign rental, sublet, or allow any other person(s) to stay overnight in the condo without their presence; grant license to use our condo, or any part thereof; or allow more than the number of guests on the reservation to stay overnight in the condo.

Per the Orange Beach city code, the maximum number of guests is 4 plus 2 children [ages 12 and under].

Romar Lakes is a NON-SMOKING complex. Smoking, vaping, and/or e-cigarettes are not allowed in our condo, on our patio, or anywhere on the grounds of the complex. Fines may be imposed and extra cleaning fees will apply.

No pets or emotional support animals per the HOA rules. Fines may be imposed and extra cleaning fees will apply.

No events and/or parties are allowed.

No body paint, spray tanning, hair dye, or glitter may be applied while inside of the condo or on the patio. Any violations will result in extra cleaning fees.

Pool hours are 8am to 10pm. Children under the age of 12 years must be accompanied by an adult.

Free parking - 2 cars maximum. Parking is on a first come, first serve basis. Guests are not allowed to park watercraft or trailers on the property. R.V.'s and duallys are prohibited. Bicycles must be stored in the racks provided. Skateboards and hoverboards of any type are not allowed on the property.

No fireworks or open flames allowed inside or outside the condo or anywhere at Romar Lakes.

Guests will have direct, unrestricted access to a permanent body of water located directly on or next to the property: Our ground-level condo is directly on the lake. Small children should be closely supervised. No swimming is allowed in the lake due to wildlife which may include turtles, alligators, etc.

If any damage to our condo's contents occurs during your stay, please contact us with a description of the damage & a picture. You agree to be responsible for any damage caused by you or your party during your stay that is not covered by the accidental damage insurance (up to \$1500 is covered by the accidental property damage policy). We know accidents happen! Please notify the owner so that a claim may be filed.

You agree to allow the condo's owner or representative access to the condo during your stay. The condo's owner shall exercise this right of access in a reasonable manner.

**Indemnification & Hold Harmless:** By making this reservation, you agree to indemnify and hold harmless the owner of this condo as well as Romar Lakes Condo Owners Association for any liabilities, damage, cost or expense whatsoever arising from or related to any claim in connection with your use and/or occupancy of this condo, including, but not limited to, any claim or liability for sickness, personal injury,

damage, loss of personal belongings or theft of property which is made, incurred, or sustained by you and/or anyone you invite to use the condo as your guest.

If the owner of this condo employs the services of an attorney or attorneys to enforce any conditions of this Rental Agreement, you will be liable to the condo's owner for reasonable attorneys' fees & costs incurred by the condo's owner.

If any section, subsection, sentence, clause, phrase, or portion of this agreement is for any reason held invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of this agreement.

For the violation of any house rule or for non-payment, the guest agrees to vacate the property within 24 hours of being given notice. Notice will be assumed to be given if texted to the phone number or emailed to the email address on the reservation.

Personal property left in the condo after the check-out time of 10AM on the final day of departure will be treated as abandoned property and will be disposed of without prior notification.

### **Additional Info**

#### **Day of Departure**

On your final departure day, we kindly ask you to do the following:

\*Please empty the refrigerator/freezer and all garbage cans & put the bags in the garbage dumpster (south of pool area).

\*Please put all dirty dishes in the dishwasher & start it.

Upon departure, please lock Sunny Rays and send a message that you have checked out. Thank you!

