



THE ARCADIA RESORTS
CREATING MEMORIES FOR LIFE

GUEST HANDBOOK

Welcome Note

Dear Guest,

We thank you for choosing **The Arcadia Resorts** (Resort style Texas Ranch Home) for your special occasion or just to have fun and relaxing vacation with your family. We welcome you to unplug, relax and recharge while staying at our beautiful ranch home that sits in the middle of scenic 26 acres of ranch estate. Please enjoy the beautiful sunrise, sunset, clear skies with galaxy of stars in addition to its amenities as well as any nearby attractions during your stay with us.

The purpose of this guest book is to provide you with instructions as well as rules and regulations to help you have a safe and fun vacation while keeping the rustic charm and beauty of this place intact. We also included some of the nearby attractions that you can try if you have some spare time.

This is your *Home away from home*. We made every effort to sanitize, clean and keep it ready before your arrival. *Please treat our home like you would your own.*

Enjoy the home and amenities responsibly.

If you have any questions anytime during your stay, please don't hesitate to call one of our managers and their details are below:

- Sri: (972) 325-8913
- Naveen: (940) 441-3036
- Srinii: (469)420-0804

In case of health emergency or safety situation, please call 911 immediately

Please be patient and leave a message in the situation of not being able to speak to us directly. We will make every attempt to return your call and assist you within a short period of time.

We strive to provide exemplary service and hope you feel that way. If you observe or experience anything that doesn't deserve a 5-star rating, please let us know and we will work with you to take care of any of the concerns or issues.

Thank you for the opportunity once again and hope you have a wonderful and relaxing stay at our resort style ranch home.

Regards,
Management Team
The Arcadia Resorts - Aurora, TX

Check-In/Check-Out Procedures:

- **Check-In** time is 4pm and allowed until 11pm on the night of reservation check-in day.
- **Locks:** Please use the Smart lock on the front entrance to lock/unlock the property. You can use the unlock code provided in the Check-in instructions during your stay. This code is unique to your reservation and will be disabled after your check-out. Also, please check all the exits to make sure no other doors are open. **WE ARE NOT LIABLE OR RESPONSIBLE FOR ANY OF YOUR BELONGINGS.** Please carry the valuable items of value with you all the time and don't leave them on the property when you go out of the property.
- **Check-out time is 10am.** You will be allowed to stay longer **ONLY WITH THE PRIOR APPROVAL.** There can be the next guest waiting to check-in on the same day and we have to clean the home before the next guest's arrival. So, the late check-out requests will be approved based on the availability.
 - PLEASE CONTACT US if you need extra time for check-out anytime during your stay and we can accommodate your request, if there is no other guest checking in on the same day.
- **Trash:** Please put all the trash bags (no loose trash allowed) in the big trash can available at the rear end of the ranch (Big Blue Trash dumpster) on the opposite way to Exit. **PLEASE DO NOT LEAVE ANY OPEN TRASH OR FOOD OUTSIDE BIN** as it will invite any bugs and pests into the area. **YOU WILL BE ASSESSED HEAVY PENALTY if you don't comply with the rules.**
 - **There are 2 BIG TRASH DUMPSTERS available for your use. One is at the rear end of the Ranch (opposite to the exit) while the other one is at the entrance of the property (closer to the Horse Barn).**
- **Any additional charges for not complying house rules or damage to the property will be billed to the guests through Airbnb or Vrbo (whichever the way the reservation was made) or through an invoice (for the reservations made directly with us)**

Parking:

- There is ample parking available in the driveway. If you have additional cars, you can also park them in the gravel area next to the Bridge to the Pecan grove.
- PLEASE DO NOT BLOCK the gravel road that's leading to the back of the property with additional guest quarters and RV stations

Amenities:

- **WiFi:** Below are the details of WiFi that you can enjoy while you are staying with us:
 - Wi-Fi name: **Arcadia_guest**
 - Password: **july042022**
 - We made every effort to get the highest speed internet possible in this rural area, but the download speed is ~30mbps (not as high as we hoped). We hope you enjoy other amenities and still have a good time in case the streaming of movies is a challenge with this internet speed
- **Supplies:**
 - **Sanitizers:** Living Room and Game Room have Hand Sanitizer bottles.
 - **Supplies room:** We have a Guest Supplies room (closet) next to stairs leading to upstairs. You will find Bath Towels, Pool towels, extra pillows, Ant/Wasp spray etc.
 - **First Aid kit:** You will find the first aid kit on the top cabinet near wine cooler
 - **Misc supplies:** You will find some basic necessary supplies (e.g Flash Light, Brochures to food places etc.) in one of the drawers underneath the countertop next to the wine cooler.
 - **Laundry supplies:** The laundry on the 1st floor is stocked with washing detergent and dryer sheets, but please use them responsibly.
 - **Toilet Rolls:** Each toilet should have some extra toilet rolls on the top of the toilet bowl or in one of the cabinets in the bathroom.
 - **Paper Towels:** Paper towels are available in Kitchen. The bath rooms have hand towels to use.
 - **Hand Wash, Body Wash, Shampoo and Conditioners:** You will find the bottles of hand wash, body wash, shampoo and conditioners near the sink area in each of the bathrooms.

- **Games:**

- **Outdoor/Lawn games:** If you have kids in your group, they will certainly enjoy Jumbo Connect 4, Jenga blocks (available near the fireplace) or Corn hole on the front porch (Bean bags are in the Storage room next to stairs). If you move any of the games to the front porch, we request you to put them back in the Living room once you're done playing. There are additional yard games available in the Storage room (next to stairs) on the way to the laundry.
- **Indoor games:** All indoor games are stocked up on the 2nd floor in the common area (for kids toys) or in the Game room for adults games/entertainment.
- **Game Room (2nd floor):** The Game room on the 2nd floor has a Pool table, Air Hockey table, Arcade games, and Dart games. The storage area near the stairs (on the 2nd floor) has board games for you to enjoy.

- **Smart TV:** The living room is decorated with cushy leather sofas and a sofa bed for your group to just hang out to have a conversation or watch a movie on the TV. The Smart TV has built-in apps.

- TV usage is allowed for guests during the entire duration of their stay. The streaming service included with the reservation is Prime Video.
- If the guest chooses to purchase any other content or use other available apps on the smart TV, they can do so at their own discretion. The Arcadia Resorts management is not liable for any such content or download or streaming speeds
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- **Kitchen:** The gorgeous kitchen has a Refrigerator, Double Oven, Microwave, Air Fryer, Coffee Maker, Bread Toaster, Ice Maker and also filled with pots, pans, cutlery and daily essentials such as sugar, salt and oil. You can either prepare gourmet meals in this spacious kitchen or just warm up the delivered meals and enjoy it while having a good chat with friends and family.

- **Coffee Maker:** We have a Keurig coffee maker for you to make fresh coffee to enjoy. We left some initial coffee pods to get you started. Please add it to your grocery list and purchase more coffee pods on your shopping trip, if you need more coffee.
- **Ice Dispenser:** The refrigerator has a pre-installed ice dispenser. We also added a stand-alone Ice Maker for any additional ice needs.

- **Drinking Water:** We have a RO (Reverse Osmosis) filtration system which filters the well water and the drinking water faucet is near Kitchen sink
- **Wine Cooler:** We have a wine cooler available next to the Dining table underneath the countertop for your use.

● **Swimming Pool:**

- **Warnings:**
 - ***There is NO Lifeguard on Duty and so swim at your own risk***
 - ***Adult Supervision is MUST at all times when kids are in the pool***
 - ***If Someone is drowning, please call 911 Immediately. There is a swim float and rope available on the fence post for your emergency use***
- **Pool Rules and Usage guidelines:**
 - *The pool usage is limited to Registered guests on the reservation only*
 - Please follow the rules posted on the pool entrance gate all times
 - The pool depth at the deepest point is 5 ft. NO DIVING ALLOWED AT ANY TIME
 - NO FOOD, DRINK/GLASS BOTTLES ARE ALLOWED inside the pool
 - You can enjoy your drinks or food at the picnic table by the pool
 - Please clean the table and surrounding areas after you are done.
 - DON'T LEAVE ANY TRASH or FOOD IN OPEN AREA - As this is an open farm, the food and trash will invite the bugs, pests into the area and can compromise your safety.

● **Fitness Center:**

- **Warnings:**
 - ***There is NO employee on duty and so use the fitness center at your own risk***
 - ***Adult Supervision is MUST at all times when kids younger than 18 are using the Fitness center***
 - ***If Someone is hurt, please call 911 Immediately. There is also a First Aid box available inside the main home (in the cabinet on top of the wine cooler)***

- **Fitness Center Rules and Usage guidelines:**
 - The Fitness Center is limited to Registered guests on the reservation only
 - **No Kids younger than 16 years of age are allowed inside the Fitness Center**
 - Please follow the rules posted on the Fitness Center entrance gate all times
 - Please clean the equipment with sanitizing wipes (available on the rack) after your usage.
 - DON'T LEAVE ANY TRASH IN OPEN AREA - As this is an open farm, the food and trash will invite the bugs and pests into the area and can compromise your safety.
 - Attached to the fitness center, you will find a shower and two restrooms. However, **they are temporarily closed for renovation**. Please DO NOT use them.

- **Laundry:**

- We have a Laundry room with washer/dryer available on the first floor (next to stairs) for you to use.
- The laundry is filled with washing detergent and dryer sheets, but please use them responsibly and clean up after each use.

Keeping The Space Clean:

- Please treat this home as you would look after your own. We worked hard to give you a very clean and inviting home and hope you leave the place in the same condition for other guests to enjoy.
- All trash must be disposed of in the designated bins and should never be left around the property.
- **Trash Cans:** We have trash cans in every bathroom and open areas (Swimming Pool, Fitness Center, Game Room, Laundry etc.). PLEASE put all the trash in trash bins and not outside.
 - **We will not be happy, but have to assess EXTRA CLEANING charges, if there is deep cleaning required or if there is any leftover trash.**
- **Filled Trash Bags:** Please put all the filled trash bags (no loose trash allowed) in the BIG TRASH DUMPSTERS (available at the rear end of ranch or at the entrance - near Horses barn)

- **Empty Trash Bags:** There are EXTRA trash bags available in the Kitchen (in the drawer next to Dishwasher)
- **Dirty Dishes:** Please DON'T leave any dirty dishes in the sink when you leave. You can keep all the dirty dishes in the dishwasher and start the wash cycle before you checkout.
- **Used Towels:** Please put all the used towels/hand towels into the Laundry washer and start a wash cycle before you checkout.

Temperature/Thermostat Settings:

- There are 3 thermostats available on the property (Two of them on the 1st floor and one of them on the 2nd floor).
 - Thermostat on the hallway to Master Bedroom: This thermostat controls the temperature in the Living Room, Kitchen, Master Bedroom and common areas on the 1st floor.
 - Thermostat in the small open area (across and away from kitchen): This thermostat controls the temperature in 3 Bedrooms on the 1st floor
 - Thermostat on 2nd floor (on the left side after going upstairs): This thermostat covers all the space on the 2nd floor.
 - It is a huge property and will take time to cool or heat the entire building. So, please don't change the thermostat settings continuously as it can totally damage the air conditioning system. The comfortable temperature during Summer would be 78 degrees with Cool setting and 68 degrees with heat setting in Winter.

Off-limit areas:

- **Guests are allowed to use only the following areas on the estate:**
 - Resort style Ranch home (main home where you're staying)
 - Swimming Pool
 - Fitness Center
 - Walkway bridge to Pecan grove
 - Walk or jog on the open fields/pecan grove
 - Park in the gravel area next to bridge
- **Guests are prohibited from entering or using any other area** (anything not included in the above list) including, but not limited to the Party/Storage barns, outdoor event venues (unless prior written approval provided), Storage areas, Guest quarters (behind the main

resort home), and living quarters next to the horse barn. There are other tenants in the living quarters, so please don't trespass or enter their private areas. Under no circumstances will guests be allowed to enter these areas.

- **Do Not Use the premises for any illegal activity**
 - The usage of the property is only for your fun and relaxation and we don't entertain or allow any usage of drugs or illegal activities on the property during your stay. If we find any suspicious materials or activity, the law enforcement authorities will be notified.

Smoking:

- **Smoking is prohibited inside the home and within a 50-foot radius of the home, swimming pool, fitness center or basketball court.**
- Please clean afterward and remove all cigarette butts from the floor. We wouldn't be happy, but there will be extra cleaning charges and penalty if cigarette butts are found on the floor.

Pets:

- **Pets are allowed only if they were included and registered as part of a reservation request.**
- ***You can still inform us about your pets on the day of check-in if you forget to include them in the reservation. We will charge \$150/pet for the duration of the stay.***
- But, if we find additional pets on the property which were not included in the reservation, you will be charged a penalty of \$200/day per pet until they are removed from the property.
- **Please put the Pets on the leash when you are walking on the common and open areas** around the estate as there are other tenants living on the property.
- Please clean up after Pet is done with nature calls. Though we don't like it, you will be assessed additional cleaning and repair charges if there is any damage to the property from your registered pets staying at the property.

Parties and social gatherings:

- **Parties, gatherings, and functions of any kind are strictly prohibited on this Resort style ranch home WITHOUT PRIOR WRITTEN APPROVAL**
- We offer different packages for celebrating and hosting special events either inside or outside in event venues. Please reach out to one of the managers listed in the welcome note for additional details.
- **Additional Visitors:** Only a maximum of 2 visitors are allowed for the entire duration of the stay. Under no circumstances will visitors be allowed to stay for the night.

Noise:

- Guests and Visitors must keep noise to a minimum as not to disturb the occupants of neighboring properties – especially during night time hours (e.g. 10pm – 6am), and upon arrival and departure

Keys:

- Keys (Unlock code for Smart lock) are to remain in the possession of the primary registered guest at all times during the stay. The keys should never be shared or left out in plain sight for others who may misuse the entry to the home.

Nearby places of interest:

● **Gas Stations:**

- **Love's Travel Stop**, 4800 E, TX-114, Rhome, TX 76078 (~2.3 miles)
- **Exxon**, 405 B.C. Rhome Ave, Rhome, TX 76078 (~2.5 miles)

● **Food:**

- There are tons of food options if you are willing to drive for 15 minutes. Most of the big restaurants are around Texas Motor Speedway which is at the intersection of I-35 and Hwy 114
- If you are looking for quick bite and fast food, there are few options available within 3-5 miles from the property and below are details:
 - **McDonalds**, 4800 TX-114, Rhome, TX 76078 (~2.5 miles)
 - **Giant Burger**, 405 W B.C. Rhome Ave, Rhome, TX 76078 (~2.6 miles)
 - **Taco Casa**, 201 School Rd, Rhome, TX 76078 (~2.6 miles)
 - **Dairy Queen**, 101 US-287, Rhome, TX 76078 (~3.5 miles)

- **Mr Jims.Pizza**, 105 US HWY 287 N Suite #105A, Rhome, TX 76078 (~3.6 miles)
- **Subway**, 400 E Rock Island Ave, Boyd, TX 76023 (~3.8 miles)
- **Mr Jims.Pizza**, 477 W Rock Island Ave, Boyd, TX 76023 (~4.5 miles)
- **Cowboys B B Q**, 557 S Allen St, Boyd, TX 76023 (~4.6 miles)
- **Starbucks**, 13133 US-287, Haslet, TX 76179 (~10 miles)
- **Texan Diner**, 2488 Avondale-Haslet Rd #140, Haslet, TX 76052 (~10.1 miles)
- **Pizza Hut**, 2485 Avondale-Haslet Rd, Fort Worth, TX 76101 (~10.2 miles)
- **Rosa's Café & Tortilla Factory**, 18451 I-35W, Northlake, TX 76262 (~15.5 miles)
- **IHOP**, 5050 TX-114, Northlake, TX 76262 (~15.5 miles)
- **Texas Roadhouse**, 18355 Interstate 35 West Service Rd, Northlake, TX 76262 (~15.6 miles)
- **Burgers & Curries**, 5000 TX-114 Suite 100, Northlake, TX 76262 (~15.6 miles)
- **Punjabi Dhaba (Indian eatery)**, 4566 US-287, Alvord, TX 76225 (~24.3 miles)

● **Groceries/Shopping:**

- **Lowe's Market**, 200 W Rock Island Ave, Boyd, TX 76023 (~4.4 miles)
- **Dollar General**, 550 S Main St, Rhome, TX 76078 (~3.4 miles)
- **O'Reilly Auto Parts**, 620 E Rock Island Ave, Boyd, TX 76023 (~3.4 miles)
- **Walmart Supercenter**, 2401 Avondale-Haslet Rd, Haslet, TX 76052 (~10.3 miles)
- **Tanger Outlets Fort Worth**, 15853 N Fwy, Fort Worth, TX 76177 (~15 miles)

● **Bank and ATM:**

- **Wells Fargo Bank**, 101 US-287, Rhome, TX 76078 (~3.3 miles)

● **Vineyard and Winery:**

- **TF vineyard and winery**, 162 Pr Rd 4689, Boyd, TX 76023

● **Nearby Attractions:**

There are several other attractions nearby and below are some of the recommendations if you have some time to explore:

1. South Wise County Park (Boat ramp): ~10 min
2. Eagle Mountain International Church: ~10 min
3. TF vineyard and winery, Boyd: ~10 min
4. TX Motor Speedway (Auto racing track): ~15 min
5. Tanger Outlets (Shopping): ~15 min
6. Hawaiian Falls Roanoke (Water Amusement Park): ~20 min
7. DFW Adventure Park (Zip lines, Paintball): ~20 min

8. Fort Worth Alliance Airport & Amazon Air Hub: ~20 min
9. BNSF Alliance: ~20 min
10. Fort Worth Water Gardens (Symphony of Waterfalls): ~25 min
11. Fort Worth StockYard (famous for Cattle drive): ~25 min
12. Fort Worth Zoo: ~30 min
13. Fort Worth Botanical/Japanese Garden: ~30 min
14. Fort Worth Symphony Orchestra: ~30 min
15. Fort Worth Museum of Science & History: ~30 min
16. Kimbell Art Museum: ~30 min
17. Cowtown Coliseum (Arena & Stadium): ~30 min
18. Texas Christian University: ~30 min
19. Southlake Town Square (shopping): ~30 min
20. University of North Texas, Denton: ~35 min
21. University of Texas at Arlington: ~40 min
22. Grapevine Mills (Shopping): ~40 min

