

## **Getting to KettleStone Luxury Villa**

IMPORTANT: NO DOMESTIC FLIGHTS ARE ALLOWED AFTER SUNSET BY BAHAMIAN LAW

KettleStone Villa is an oceanfront home located on the outskirts of Fresh Creek, Andros Island, which is 27 nautical miles from Nassau, New Providence Island, Bahamas and only 175 nautical miles from Fort Lauderdale, Florida.

Specifically, we are located 4 miles from the “Fresh Creek” airport (ASD) (MYAF). This is an international airport and a port of entry into the Bahamas so direct flights are permitted.

Typically, the two most common ways to reach KettleStone Villa are:

- 1) Plan your international flight into Nassau airport and then take a short island hopper flight to Fresh Creek using daily scheduled flights or by private charter.
- 2) Fly directly from Fort Lauderdale, FL to Fresh Creek

### **Ok...We are in Nassau...Now What?**

Upon arrival in Nassau, be sure to take the 2 immigration lanes at the far left of the immigration hall listed for ‘family islands’ – this will speed up your connection greatly as the lines are usually quite long for visitors staying in Nassau. These lanes expedite the process for the purpose of connecting flights to the out islands.

Once you clear immigration and gather your luggage you must head downstairs to clear customs. Once cleared you will find yourself close to the taxi exit and above the door to the right there will be a sign for the Domestic Terminal.

If flying on Azure Air Charters, you then exit the arrivals area where you will see taxis marshals and taxis which you will take to the General Aviation Center. All charter flights depart from the General Aviation Center.

If flying on LeAir then you turn right and walk about 3 minutes until you see the entrance to the Domestic Terminal which you then enter. Once inside the domestic terminal, you walk straight ahead and the LeAir check-in counter will be on the right. Present your booking receipt or itinerary with I.D. and you will be checked in for your flight to **Fresh Creek, Andros Island.**

### **Nassau to Fresh Creek**

LeAir Flight Service departs from Nassau to Fresh Creek from the main domestic flight terminal at 6:45 am and 3 pm daily. Check-in no later than 6:30 am and 2:30 pm respectively, which means your arrival to Nassau should be no later than 1:00 pm to ensure you have sufficient time to clear customs and immigration and reach your check-in location.

Azure Air Charters offers convenient departures from Nassau to Fresh Creek, providing flexibility based on your chosen charter time. Departures take place from the General Aviation Center (GAC), conveniently located on the airport grounds. The GAC is just a brief 5-minute cab ride away, ensuring a hassle-free transition from your arrival to the departure point.

To facilitate a seamless experience for KettleStone guests, Azure Air Charters only requires a check-in time of 10 minutes prior to the flight. This courtesy ensures that you have minimal transition time before embarking on your journey to Andros.

**LeAir returns to Nassau at 7:00 am daily and require a ½ hour check-in which means you depart KettleStone at 6:15 am.**

## **Fort Lauderdale to Fresh Creek**

### **MAKER'S AIR**

Fort Lauderdale Executive Airport (KFYE) Hangar 19

2331 NW 55 Court

Fort Lauderdale FL 33309 [www.makersair.com](http://www.makersair.com)

[www.makersair.com/contact-makers-air/](http://www.makersair.com/contact-makers-air/)

[info@makersair.com](mailto:info@makersair.com)

954.771.0330

954.771.0499

Makers Air is a private flight service that offers both seat fare as well as charter fare. They have regular flight days but also coordinate flights based on demand.

To see if they are a viable option for your travel dates, just give them a call, tell them what you want, and they most likely will make it happen.

Their current fare per seat is posted on their website. Charter prices need to be determined once they have all your information.

The benefit of Maker's Air is that they fly directly into Fresh Creek Airport as well as depart from here.

Depending on your USA domestic flight costs to Fort Lauderdale vs. Nassau this may prove to be a convenient option.

### **Charter Flight Information**

KettleStone Villa has arranged the following charter options and rates should you wish to book a charter more closely matched to your international arrival and more particularly your international departure times given the early departure of the scheduled flights.

This is a local charter service and as such does not have an online presence, but we are happy to arrange this on your behalf.

The current pricing for the charter options is a 5-seat plane round trip for \$1,200.00 or a 9 seat plane round trip plane for \$2,200.00 and you can choose your flight times to match your international schedules.

ALL PRICES ARE SUBJECT TO CHANGE AND OUTSIDE THE CONTROL OF KETTLESTONE VILLA.

### **Charter Flight Procedure:**

Here's the flight information and procedure upon your arrival in Nassau:

Your charter flight to Andros is scheduled with ample time for you to clear customs and immigration and catch the charter. If there are any delays, there's no need to stress as the charter plane owners are accommodating and will wait. In case of excessive delays, simply give me a call.

Upon arrival in Andros, you would have already cleared Customs and Immigration, so no further procedures are required. Just take a quick 5-minute taxi ride to KettleStone. Taxis are readily available.

#### **Azure Air Charters:**

Your private charter departs from the GAC (General Aviation Center), a small domestic flight terminal building located on the airport grounds.

After collecting your baggage and clearing customs, follow the signs for ground transportation/taxi. If you need assistance, there are taxi marshals available. Take a short taxi ride to the GAC, which should cost approximately \$15-\$20. It's advisable to have some change handy. Confirm the price with the taxi driver.

At the GAC, you'll notice it's a relaxed flight building used by locals traveling between the small islands. There are no formal procedures here. Simply inform anyone that you're traveling with Azure (owner "Cardy") and they will assist you. There's a counter before leaving the building where GAC staff can also provide you with assistance.

Please note that aside from restrooms, there are no other facilities at the GAC. If you wish to grab a bite or a drink before your onward travel, head to the Domestic Departure section in the main terminal before taking a taxi over.

Azure Air Charters specializes in private charters specifically for Andros, as in your case. If you experience any delays or arrive earlier than expected, we closely coordinate with the owner "Cardy" and can plan for adjusted times when necessary. Just give me a call on +1 242-357-2746.

Payment for the charter flights is arranged on your behalf, and you'll settle this fare with KettleStone upon your departure.

Wishing you safe travels, and as we say in the Bahamas, "see you when you reach."

**Andros Fishing**  
(2023-2024)

**BOOKING INFORMATION**

Note: KettleStone Villa can make all your fishing reservations including providing the necessary deposits to the guides on your behalf.

**DEPOSIT**

In all cases a pre-booked fishing date requires a \$100 deposit to be made at the time of booking.

Should you cancel your reservation >30 days in advance this deposit will be refunded otherwise it is forfeited to the guides. Should you re-schedule your dates >30 days in advance this deposit shall be applied to the new dates. (subject to availability) Should you re-schedule your dates <30 days in advance, your deposit will be forfeited and is not transferable to the new date.

\*If the deposit was paid on your behalf by KettleStone Villa, this amount will be added to your bill and is due upon check-out. KettleStone Villa will not bear the cost of deposit for disputed cancellations or re-scheduling. As guides are a third party...we do not arbitrate.

**GEAR:**

Guests are encouraged to bring their own gear. In the event the guides must provide gear, the gear is to be inspected prior to use and once deemed acceptable is the responsibility of the guest. If you break it...you buy it. The guide will inform KettleStone Villa the cost and this amount will be charged to your KettleStone bill if not paid directly to the guide. Be aware that the Bahamas has imposed duties, fees and VAT on imported goods which affect landed cost. The gear provided by guests can be expensive. Rods and reels can run anywhere from a few hundred dollars for spin rods/reels to thousands of dollars for electric rods/reels. If in doubt, ask before using.

**GUIDES:**

Our guides are known to KettleStone Villa and selected for their consistent excellent service and expertise.

**PERMITS:** KettleStone Villa will acquire the appropriate required permits on your behalf and submit the fees with the check-out bill.

## **DESCRIPTION OF FISHING TYPES**

### **BONEFISHING:**

Shallow water sight fishing. Typically fly fishing... but can be spin cast by request. Typically, one or two people plus a guide. Exceptions can be made for three people at an additional charge of \$50.00 but the added weight may prevent the guide from reaching optimal shallow water locations. The boat is a flats boat designed for shallow drafting.

### **REEF or BOTTOM:**

This is bait fishing over a reef and in waters 10 ft to 100 ft deep. Fish are smaller than offshore fish. Examples are Snappers, Yellowtails, Barracuda, Triggerfish, Hinds, Grunts, Porgies and occasionally Groupers. This is usually in a stationary and anchored location.

### **DEEP DROP:**

This is deep- water fishing in depths greater than 300 ft and requires special multi-hook rigging, electric reels and heavy drop weights. The fish caught here are often caught in totally dark waters with very cold temperatures. These fish tend to be larger and dissimilar to reef fish. Red Snapper, Mutton fish and Groupers are typical species caught. The boat is maintained in a stationary position using the constant running of the engine and is fuel intensive.

### **DEEP SEA:**

This is a kind of fishing that requires a trip out into the ocean. The water depth should be at least 100 ft to be considered a deep-sea fishing area. If traveling by boat tends to make you a little queasy, then plan and be prepared to bring the proper medication. This fishing technique is typically referred to as sport or offshore fishing or big game fishing. We are talking about big game fish like Tuna, Shark, Mahi-Mahi, Mackerel, billfish etc. This is very fuel intensive to reach the ocean waters and to troll.

### **FACTORS AFFECTING PRICING**

The size of the vessel, the gear required, the guide's efforts and the amount of fuel required all affect the price.

**Bone-fishing** requires the smallest boat but often moderate to long run times to get to prime locations and poling by the guides.

**Reef fishing** requires a slightly larger boat but because it is stationary fishing tends to be more fuel friendly but bait intensive.

**Deep Drop Fishing** (1-3 mi offshore) requires a bigger boat, electric reels, multiple baits, heavy drop weights and experienced captains to maintain the same location through running motors. This is fuel intensive.

**Deep Sea Fishing** (1 – 12 miles offshore) requires the bigger 25'+ boats, heavy gauge gear and line, multiple bait, and experienced captains. This is the most fuel intensive of all fishing styles.

**EAST SIDE BONE-FISHING PRICES**

**2 persons / 4 hrs. / \$400**

**2 persons / 8 hrs. / \$500**

Typically, this is for 2 persons plus guide but a 3<sup>rd</sup> person is possible for an additional \$50 but be aware some prime shallow locations may be inaccessible given the additional weight.

**WEST SIDE BONE-FISHING PRICES**

**2 persons / 8 hrs. / \$600**

Typically, this is for 2 persons plus guide but a 3<sup>rd</sup> person is possible for an additional \$75 but be aware some prime shallow locations may be inaccessible given the additional weight.

**REEF OR CREEK FISHING**

**(4 persons / 4 hrs. / \$350)**

**(4 persons / 8 hrs. / \$550)**

**\$50 each additional person to a maximum of 6 in total**

**LOBSTER, SPEAR AND CONCH DIVING**

**(4 persons / 4 hrs. / \$350)**

**(4 persons / 8 hrs. / \$500)**

**\$50 each additional person to a maximum of 6 in total**

If not experienced in free-diving or spear fishing it is recommended that you request a skilled diver to join you. This usually costs \$75 / 4 hrs.

Whole day fishing requires you to bring a cooler with your water, lunches, and the guide's lunch. This can be arranged for you by KettleStone for \$10 PER PERSON (Minimum \$40). You need to provide your alcoholic beverages in addition to this amount.

**Note\*** When spearfishing, only 2 people in addition to the guide are allowed to be in the water at any given time for safety reasons.

**DEEP SEA AND DEEP DROP FISHING**

**Deep Sea .....Maximum 4 persons / 4 hrs. / \$500**

**Maximum 4 persons / 8 hrs. / \$700**

**Deep Drop .....Maximum 4 persons / 4 hrs. / \$500**

**Maximum 4 persons / 8 hrs. / \$700**

\*Whole day fishing requires you to bring a cooler with your water, lunches, and the guide's lunch. This can be arranged for you by KettleStone for \$10 PER PERSON (Minimum \$40). You need to provide your alcoholic beverages in addition to this amount.

## **Villa Boat Rental**

### **17' Boston Whaler Montauk 170**

**\$250 / day (or \$175 / half day only)**

**\$675 / 3 days**

**\$1,100 / 6 days**

All prices listed are **exclusive** of fuel and oil which will be provided at local market price by the charter owner only to ensure quality grades are always used." Typical fuel consumption is 3-5 GPH Local fuel prices are \$7-\$8 per gallon on average.

\*Our Boston Whaler Montauk 170 is a 2019 model with full fishing and sun lounge outfitting. The captain must be a licensed captain, have recent captain experience or currently a boat owner of similar size and type or larger otherwise a Bahamian captain must be hired per insurance requirements.

### **Bahamian Captain Fees**

The current captain's fees range between \$20/hr. and \$25/hr. according to which captain is available. A minimum of 4 hours per day is required to book.

## **Snorkeling and Scuba Diving**

### **Reef Snorkeling:**

**\$300 /4 hours/4 persons** (\$50 each additional person to a maximum of 6 in total)

### **Scuba Diving:**

\*Small Hope Bay Lodge is a diving resort and the only diving operation available. They are not a dive center which means their main priority is to their guests. KettleStone has been given permission for our guests to book subject to the availability of boats and staff. You are required to call the night before to indicate you wish to dive and you will be advised in the following morning as to what the dive will be and whether you can be accommodated.

## **OPTIONAL FOOD SERVICES WHILE AT KETTLESTONE VILLA**

One common concern that a guest often has when staying at a private villa is the availability of food options. Unlike hotels or resorts, private villas do not have on-site restaurants for ordering meals. However, at KettleStone Villa, we understand that meal planning on a quiet island can be worrisome.

To alleviate this concern, we provide complimentary concierge services dedicated to arranging your provisions and fulfilling your meal requirements. We may have fewer staff compared to hotels or resorts, but we prioritize ensuring that your vacation starts with solutions rather than stress. Our concierge team will assist you in making necessary arrangements, ensuring that you have a seamless and enjoyable dining experience during your stay.

### **WHERE TO BEGIN?**

#### **Pre-Arrival**

1. If having a cook or a chef is an important requirement for your vacation, please let us know as far in advance as possible to ensure these services are available for your chosen times.
2. Take a moment to explore the options available for either a chef dinner experience or a villa cook experience and choose the one that suits you best. Each option offers a unique style and level of service. Further details and pricing can be found below. Once you have made your decision, please communicate the desired dates and frequency of these services to us via email.
3. If you prefer to cook your own meals, we offer a complimentary grocery stocking service prior to your arrival. You will only be charged for the cost of the groceries, and we will provide original receipts for transparency. This service ensures that you have all the necessary ingredients conveniently available, allowing you the freedom to prepare meals according to your preferences. Utilizing this service will help you avoid unnecessary stress and ensure a satisfying experience.
4. While there are several small grocery stores nearby, it's important to note that their selection can be limited and dependent on boat arrivals. However, you can generally find staple items readily available. Our knowledgeable staff is always ready to assist you in locating specific items, ensuring you have a smooth and convenient shopping experience.
5. Visitors to the Bahamas can bring up to \$100 worth of goods per person (excluding produce). Freezing meat items in a checked cooler saves costs due to limited options. When traveling as a family, inform customs about collective items in the cooler. Bringing snacks is recommended due to high prices in the Bahamas.
6. Please advise us of any food allergies or special food requirements e.g., gluten free due to health concerns in writing so we may share this with our staff, cooks, and chefs.



## **PREPARED MEALS - HOW DOES IT WORK?**

\*Typically, our staff may have their own unique way of doing things, adding to the Bahamian charm. Please make sure the kitchen is clean and prepared for their arrival.

1. On the day, the cook or chef will complete all necessary preparation for your meals. "Zemi" is the villa cook and available for all meals. "K'Lee" is the chef and available for evening dinners only.
2. You will be responsible for selecting your own beverages, wines etc. as this is a personal choice. House wines are available at cost.
3. The meals are either prepared entirely at the villa or partially off premise to conserve time on site. All timing and freshness sensitive preparation will be done at the villa.
4. The dinners will consist of a starter/appetizer, a main entree' and a dessert. Breakfast and lunches will be as requested.
5. The table will be set and when the meals are ready they will be served either family style by the cook or individually plated by the chef.
6. While you are eating, the staff will clean the kitchen and wash up all pans, utensils, etc. that they have used in the meal preparation. Once dessert is finished the staff will clean up dinnerware, cutlery, glasses and depart.

## **WHICH OPTION FOR ME?**

Guests choose villas as a preferred vacation option for a variety of reasons. Some love the process of cooking for themselves while others enjoy having meals prepared some or all the time. This is what makes villa vacations unique...it can be how you want it to be.

We offer two options for having meals prepared for you. When ordering, there will be a selection for all guests together, as individual preferences cannot be accommodated due to limited staff and facilities. However, exceptions can be made for children and infants.

**Option One:** Chef K'Lee offers meals from the "Andros Night Delights Menu." As a qualified and accredited chef with extensive experience and positive guest reviews, K'Lee provides exceptional culinary expertise. You have the option to choose from a fixed menu or customize your meals. Ordering in advance from K'Lee's menu is a convenient and cost-effective solution. Anticipate a delightful multi-course meal comprising appetizers, a fish or meat entree, and dessert. The ingredients will be selected based on fresh availability, as Bahamian cuisine emphasizes the catch of the day. K'Lee will make efforts to accommodate specific favorite dishes not listed on the menu.

Please refer to the separate attachment, "Andros Night Delights," for the current menu and pricing details.

**Option Two:** Zemi is the cook at KettleStone Villa and offers meals selected from the "Villa Kitchen Menu." Although not formally culinary accredited, Zemi possesses extensive villa and resort training, ensuring excellent and delicious meals. Many repeat guests entrust Zemi with all their dining needs.

**Here's how it works:** You can hire Zemi to prepare breakfasts, lunches, and dinners, or any combination you prefer. Zemi's services encompass shopping, preparation, cooking, family-style presentation, and clean-up. Please note that the rates mentioned do not include the cost of ingredients, which is your responsibility. The cook will provide receipts for all purchased items. Some pantry items like seasonings, oils, and sauces are available and will be charged at a nominal cost to avoid unnecessary purchases.

You have the option to allow the cook to plan the meal selection based on local island knowledge and fresh availability, or you can choose your meals in advance from the provided sample menus. Zemi is also accommodating of special requests if communicated in advance.

The villa recommendation is to simply indicate menu items you DO NOT prefer and let Zemi plan your meals completely.

## **ZEMI'S RATES**

Breakfast only .....\$25 for 2 persons and \$5 for each additional person  
Lunch only.....\$25 for 2 persons and \$5 for each additional person  
Dinner only.....\$30 for 2 persons and \$5 for each additional person  
Daily (3 meals).....\$100 for 6 persons and \$5 for each additional person

## **WHAT CAN I EXPECT IN FOOD COSTS?**

This is a very common question that we get asked. Although subject to many variables, we will try to give you a general idea. All estimates exclude beverages.

Local restaurants provide breakfasts and lunches for around \$15-\$20 each and casual dinners usually run around \$30 - \$45 with appetizers and dessert. Most restaurants offer local Bahamian fare and although they provide a local casual atmosphere with good food...they would not be described as "fine dining". One would argue however that some of the fish and conch dishes are very fine! (It doesn't hurt that they are right on the ocean either).

Grocery shopping in general is about 2.5 x the cost of items compared to North America prices on average. This is since everything comes by boat or plane and incurs higher freight costs as well as duty imposed on the import.

Typically, the cost of groceries will only average about \$45-\$55 per adult per day for 3 meals. Some guests have managed to average closer to \$40 while others have been closer to \$60. Obviously, the amount depends on your personal preferences and menu planning.

## **HOW DO I PAY?**

Regardless of whether you choose to purchase groceries and do your own cooking or whether you decide to use a cook or a chef we make it simple for you to reconcile.

KettleStone will purchase all necessary items on your behalf and the chef and cook will provide KettleStone with their invoices which we will pay to them in local currency. You will be given an itemized bill prior to checkout which you can peruse and reconcile before departure.

Cash is always the preferred method of payment, however, if you wish to pay via PayPal or bank transfer this is perfectly acceptable. PayPal amounts should be sent as "friends and family" due to new changes with PayPal.

As these charges are for third party services.... If you wish to pay by credit card, payments can be facilitated though a local resort, however, we must add their 5% processing fee to the total.

## **GRATUITIES**

Gratuities are appreciated by our chef and cook but are not automatically added on. This is at your total discretion. There is no bank on the island, so we recommend considering cash for this.

If you do wish to provide a gratuity, we ask you to do so directly to the cook or chef. We find this to be a more transparent and personable method.

KettleStone can reconcile gratuities on your behalf, but we ask you to provide written instructions as to the amount and how you wish it dispersed. Again, this makes for a more transparent and personable experience.

**OPTION # 1**

K'Lee's "Andros Nights Delight Menu"

**(Dinner #1)**

**\$40.00**

Lobster Salad: *Caribbean Lobster meat dices together with onions, peppers & cucumber tossed with lemon & pepper combined with a little mayonnaise served on a bed of iceberg.*

Entree: *Fish Fillet marinated in Island Spices, served in a rich fresh tomato gravy, boneless, skinless chicken breast roasted with rosemary, Bahamian peas'n'rice and seasoned vegetables.*

Dessert: *Cheesecake baked in sweetened crackers and topped with sweetened pineapple.*

**(Dinner #2)**

**\$40.00**

Crab Cakes: *Androsian crab meat, seasoned with island spices and herbs, oven baked with butter & served with a rich cocktail dressing.*

Entree: *Lemon, garlic Jumbo Shrimp sautéed with onions, Pork Ribs marinated in a rich homemade barbecue sauce and oven grilled served on a bed of rice pilaf and steam carrots.*

Dessert: *Spice Cake rolled into a richly sweetened cream cheese served warm.*

**(Dinner #3)**

**\$38.00**

Cranberry and Pecan Salad: *Baby romaine, red onions, pecan slices and cherry cranberries tossed with a guava dressing.*

Entree: *Seasoned Chicken Breast sautéed with onions in organic honey and Dijon mustard, Island snapper marinated in lemon pepper lightly floured and pan fried, roasted potato balls & baked cauliflower.*

Dessert: *Chocolate Rum Cake served with heavy cream & chocolate toppings.*

**(Dinner #4)**

**\$38.00**

Fresh Fruit & Vegetable Salad: *Seasonal fruits and vegetables tossed with mint vinaigrette on a leaf of Romaine.*

Entree: *Tender Caribbean Lobster meat, jumbo divined shrimp, Nassau grouper fillet tossed with seasoned vegetables in a rich cheesy, creamy sauce served on a bed on linguine pastas.*

Dessert: *Apple Cheese Pie topped with cinnamon and brown sugar.*

**(Dinner #5)**

**\$38.00**

Fresh Garden Salad: *Fresh Kale, parsley, romaine, iceberg, chopped tomatoes, peppers and onions dressed with a rich cucumber and herb creamy dressing.*

Second Course: *Ginger marinated pork tenderloin slowly baked in a brown stock & native honey, jumbo shrimp sautéed with onions & coconut milk, fluffy homemade mashed potatoes, and seasoned broccoli.*

Dessert: *Key lime Pie topped with Heavy whipped cream and lemon zest.*

**(Dinner #6) \$42.00**

Mini Chef Salad: romaine chopped with onions, green peppers, tomatoes slices, grated cheddar cheese, crispy bacon bites and medium boil eggs chopped.

Entree: Lemon buttered grilled Island Lobster tail, Grilled NY strip steak lightly marinated and grilled, served with a baked potato, and seasoned grilled asparagus.

Dessert: Shortcake topped with vanilla ice cream and a rich chocolate sauce.

**(Dinner #7) \$42.00**

Friendly Feast (Served Family Style)

Banana Raisin Nut Bread, Devilled Eggs, Fresh Green Salad, Lemon Pepper Roasted Chicken Garlic Sautéed Shrimp, Nassau Grouper Fingers, Candied Sweet Potatoes and Caribbean Lobster Meat Stuffing.

Dessert: Pineapple Upside Down Cake.

**Appetizers (per serving) \$5.00**

Island Conch Fritters Spicy Island Conch Salad Island Cracked Conch  
Cocktail Shrimp  
Honey Mustard Scallops Buffalo Chicken Wings

**Bread (per loaf) \$5.00**

Homemade Coconut/White Bread Cornmeal Raisin/Nut Bread Cinnamon  
Raisin Bread  
Garlic Bread

**Children Dinner Portions**

< 8 yrs. old: \$10.00/meal ~~~ 8 – 12 yrs. old: \$25.00/meal ~~~ >12 yrs. old: adult meal rate

## **Option # 2**

### Zemi's KettleStone Kitchen Menu

Discover our delightful villa menu selection, carefully crafted to make the most of the provisions available. If you have any specific requests not mentioned, please let us know, and our skilled cook will make every effort to accommodate your preferences.

This is by no means the menu limitations but merely an example of frequently requested selections.

#### **American Breakfast Menu**

Coffee or Tea: (freshly brewed and served hot)

Toast: (traditional favorite served dry or buttered)

Cinnamon Toast: (brown sugar and cinnamon powdered, grilled to perfection)

French Toast: (fresh bread slices dipped in egg, brown sugar, vanilla, and cinnamon)

Homemade Waffles: (plain or banana served with your choice of syrup or fruit toppings)

Homemade Pancakes: (plain or banana pancakes served with your choice of toppings)

Homemade Muffins: (banana, blueberry, corn, chocolate chips, guava)

Breakfast Casserole: (made with either breakfast bread or baked hash browns, bacon, sausage, egg, and cheddar)

Local Fresh Eggs: (fried, scrambled, poached, hard or soft boil and a variety of omelets)

Bacon: (applewood seasoned and prepared to your preference)

Sausage: (pork or beef sausage cooked with onions, bell peppers and seasoned to taste)

#### **Bahamian Breakfast Menu**

Yellow or White Grits: (softly cooked grits with butter and salt to taste served with bacon and eggs, steamed tuna)

Cheesy Grits: (grits, sharp cheddar served with bacon and eggs, steamed tuna, tuna salad, or steamed sausage)

Chicken Souse: (poached chicken wings, onions, celery, potatoes served with soft grits or homemade bread rolls)

Fire Engine: (steamed corned beef and seasoned vegetables served over a bed of rice or soft grits)

## **Lunch Menu**

**Grilled Hamburgers:** (served on grilled buns with lettuce, onions, tomatoes, a choice of with homemade fries as an option)

**Grilled Cheeseburgers:** (served on grilled buns with lettuce, onions, and tomatoes with homemade fries as an option)

**Grilled Hot Dogs:** (all beef franks seasoned and grilled and served on grilled buns with your choice of condiments)

**Club Sandwich:** (turkey, ham and bacon with lettuce and tomatoes on 3 tiered perfectly toasted bread)

**BLT Sandwich:** (crispy fried bacon served with lettuce and tomatoes on toasted bread)

**Custom Sandwiches:** (personal choice sandwiches can be made upon request)

**Conch Salad:** (fresh diced conch, tomatoes, bell peppers, onions, fresh lime juices, salt, and hot peppers to taste. Ceviche style)

**Fruit Salad:** (freshly made upon request with a variety of fruits that are available in season)

**Tacos:** (Chicken, beef or fish served with lettuce and freshly made salsa and guacamole. Vegetarian Tacos can be done upon request)

**Chicken Wings:** (any style served with your choice of salad or homemade fries)

**Tuna Salad:** (tuna seasoned and served with red onions, bells pepper and mayonnaise on a bed of romaine lettuce)

**Chicken salad:** (seasoned and grilled chicken breast served with diced red onions, bell peppers, mayonnaise with cranberries)

**Pasta Salad:** (al dente pasta with diced onions, bells peppers, tomatoes, and sweet corn, tossed with homemade dressings)

**Chef's Garden Salad:** (fresh mixed lettuce, tomatoes, cucumbers, carrots, sweet onions tossed with your choice of dressings)

**Steamed Vegetable Salad:** (al dente broccoli, asparagus, cabbage, cauliflower, carrots and bell peppers tossed in a vinaigrette)

**Cucumber Tomato and Avocado salad:** (as the name suggests these vegetables and fruits are tossed with your favorite dressing)

**Homemade Coleslaw:** (Cabbage, carrots, sweet onions, bells peppers, fresh lime juice and mayonnaise blended into a creamy salad)

**Grilled Asparagus:** (fresh asparagus lightly tossed in olive oil, salt and pepper grilled to perfection served with Balsamic glaze)

**Oven Roasted Vegetables:** (vegetable medley lightly tossed in olive oil and gently roasted and topped with parmesan)

## **Appetizers/Starters**

Chicken Bites: (chicken breasts cut into small portions, seasoned, battered then golden fried)

Lobster Bites: (lobster tails cut into small portions, lightly seasoned, battered then fried)

Fish Fingers: (local fresh fish cut into strips, seasoned, battered then fried)

Conch fritter: (local conch cut into small pieces seasoned and then combined in a batter with herbs and spices then deep fried)

Conch Salad: (fresh diced conch, tomatoes, bell peppers, onions, fresh lime juices, salt, and hot peppers to taste. Ceviche style)

Deviled Eggs: (farm fresh eggs hard boiled and cut into half. The yolk is removed, seasoned, and replaced to the half whites)

Deep Fried Deviled Eggs: (deviled eggs with the seasoned yolk fried and replaced to the half whites)

## **Fresh Catch Seafood Entrées** (typically grouper, snapper, or mahi-mahi)

Deep Fried Fish: (local catch marinated in fresh herbs and spices perfectly deep fried with or without batter)

Escovitch Fish: (local catch marinated in herbs and spices, topped with slivered vegetables, hot peppers in a hot vinaigrette sauce)

Steamed Fish: (local catch marinated in herbs and spices, seared, and simmered in a thick rich tomato sauce)

Fresh Grilled Fish: (fresh catch marinated in herbs and spices coated with olive oil then grilled to perfection)

Lobster Tail: (local Caribbean lobster marinated in herbs and spices and baked or can be battered and deep fried)

Grilled Lobster Tails: (local Caribbean lobster marinated in lemon peppers and lime juice brushed with butter and gently grilled)

Cracked Conch: (freshly caught conch cracked (pounded) to a tender thickness and seasoned, battered and deep fried)

Steamed Conch: (freshly caught conch cracked and simmered in a rich tomato sauce with herbs and spices)

## **Island-Style Meat Entrees**

Caribbean Jerked Chicken: (island spice seasoned and slow grilled with hickory chips until tender. Spiced to taste)

Oven Roasted Chicken: (roasted whole chicken seasoned in island herbs and spices covered with butter)

Island Grilled Chicken: (island herbs and spices enhance grilled chicken and served with a sweet, tangy sauce)

Andros Fried Chicken: (cut up chicken portions tossed in local seasoned batter and deep fried until golden brown)

Barbecued Ribs: (marinated St. Louis style pork ribs slow baked for hours, and grill finished with savory sauce)

Jamaican Jerked Pork: (marinated pork tenderloins, jerk rubbed, slow grilled with hickory until tender. Spiced to taste)

Prime Rib-Eye Steak: (USDA Prime grilled to perfection)

## **Side Dishes**

Bahamian Style Peas & Rice: (Jasmine rice slow cooked in a variety of spices and ham or bacon in coconut milk)

Caribbean Style Peas & Rice: (Jasmine rice blended with peas boiled in fresh coconut milk with a variety of island herbs)

Caribbean Style Yellow Rice: (Jasmine rice in turmeric, spices/herbs in coconut milk)

Homemade Potato Salad: (diced boiled topped with hard boil eggs in a variety of herbs and spices mixed with mayonnaise)

Sweet Potato Salad: (diced boiled topped with hard boil eggs with a variety of herbs and spices mixed with mayonnaise)

Bahamian Style Mac & Cheese: (with herbs, spices, eggs and smothered in cheese)

HassleBack Potatos: (Sliced potatoes with herbs and spices and baked with bacon and sharp cheddar)

Oven Roasted Potatoes: (diced and seasoned with herbs, spices and olive oil and baked to perfection)

Baked Potatoes: (seasoned with herbs, spices and olive oil and baked to perfection)

## **Homemade Desserts**

Guava Duff: (This springy and tasty steamed duff pudding is a traditional favorite in the Bahamas, where it is made with fresh guavas and served with a sweet rum butter sauce)

Key Lime Pie: (Lime, cream, and a buttery biscuit base - this zesty baked treat makes an indulgent end to a meal)

Coconut Cream Pie: (features a thick creamy coconut filling, crispy pie crust, whipped cream, and toasted coconut)

All Time Favorites:

- Pineapple upside down cake
- Pineapple upside down rum cake
- Apple pie
- Cheesecake (Chocolate, Strawberry, Cherry)
- Chocolate cake
- Chocolate Rum Cake
- Assorted Ice Cream
- Banana splits

Specialty Breads

- Cinnamon Rolls
- Sweet Coconut Bread
- Farmhouse Loaf
- Whole Wheat Loaf
- Artisan Sourdough Batard
- Artisan French Bread Baguette



## **SLEEPING OPTIONS FOR KETTLESTONE LUXURY VILLA**

(including "Jasmine House" as an option for larger groups)

### **KettleStone Overview:**

KettleStone Luxury Villa rental rate is based on 6 persons occupancy. Each additional adult (12+ yrs.) is \$50/night, and each additional child is \$25/night (2 – 12 yrs.)

KettleStone Luxury Villa has three large bedrooms each with their own ensuite bath. Each bedroom is over 500 square feet each. Additionally, 2 full-size singles are permanently positioned in the open den as day and evening beds.

We name our sleeping areas for ease of identification and correspondence.

### **The Bedrooms**

Each of the three bedrooms are large enough that they have a full king bed and a full single as a standard bedding arrangement. They are in fact large enough to accommodate an additional full single if needed. The ceilings are high vaulted with glass cupolas providing a great sense of spaciousness.

Each bedroom is appointed with Roman Travertine and Brazilian granite with contemporary European fixtures.

All bedrooms have their own high-capacity air conditioning unit for convenience.

"Morgan's Loft" is a luxurious open-loft master bedroom accessed via a hand-cut radial stone staircase, illuminated by natural light during the day and tastefully lit in the evenings. Situated 12 feet above the main villa, it offers privacy and a balcony with a charming Dutch door, showcasing stunning ocean and pool views. The space shares a 32-foot high glass cupola with the main villa, flooding the loft with sunlight and providing optional ventilation. The ensuite bath features elegant European fixtures and granite countertops, enhancing the overall ambiance of sophistication.

"CayView" is the southernmost master bedroom accessed from the main villa common via an enclosed 12-foot breezeway or private poolside/ocean-side patio sliding glass doors. The king-size bed is centrally positioned directly under the 21-foot glass cupola, while a convenient wet bar with a mini fridge enhances the self-contained design. The prevailing ocean view offers a necklace chain of small cays, inspiring the name "CayView."

"SunRise" is the northernmost master bedroom, mirroring CayView. It provides stunning ocean views and picturesque sunrises, along with the necklace chain of cays.

"The Hide-Away" is a small open den nestled under the loft and radial staircase. It is conveniently located close to a full main floor bath. While smaller in size, it offers two full single beds and a sofa chair, making it ideal for family groups.

## Jasmine House

Jasmine House is a well-appointed 3-bedroom ocean-side home adjacent to KettleStone, accessible via a short, discreet wooded pathway. It features a tasteful Japanese theme, with teak and mahogany trim, marble and wood flooring, an ocean-side open concept living and dining room, 3 baths, and an outdoor shower. All bedrooms and the living area have their own high-capacity air conditioning units for convenience.

Privacy for our KettleStone guests is paramount. Jasmine House is not offered as a stand-a-lone rental but reserved for larger family or friend groups affiliated with KettleStone guests who require additional sleeping arrangements to share their island vacation together.

Jasmine House also features named bedrooms:

"Miyagi" is a master bedroom with ocean-side French doors, a full king-sized bed, a full bath, and warm wooden floors.

"Sakura" is a smaller-sized bedroom with an adjacent 2-piece bath, two full singles (convertible to a king), and an adjacent college room.

"Ni-Kai" is a mid-sized second-floor bedroom with an adjacent 3-piece bath, a full queen bed, and warm wooden floors.

Jasmine House Rental Rate:

Although a complete and private 3-bedroom home, we offer fair accommodation options with the following rental rate plan:

### Single Bedroom Rental

(This includes use of the house but restricts kitchen use for cooking): \$200/night. One hour of light cleaning provided daily.

### Two Bedroom Rental

As above with the same kitchen restriction as a single bedroom: \$400/night. Two hours of light housekeeping provided daily.

### Full House Rental

Full use: \$500/night. Three hours of light housekeeping provided daily.

Restrictions: An adult 25 years or older must occupy the premises each night of rental.



### Grocery List Primer

You will find a decent selection of herbs and spices stocked in the Villa on arrival.

<u>Pantry</u>	<u>Quantity</u>	<u>Pantry (cont.)</u>	<u>Quantity</u>	<u>Meat/Poultry</u>	<u>Quantity</u>
<b>Cereals</b>		Maple syrup		<b>Chicken</b>	
Cornflakes		Honey		Breasts (boneless, skinless)	
Bran Cereal		Pasta Sauce (Marinara)		Breasts (bone-in, skin on)	
Oatmeal		Pasta Sauce (Creamy)		Quarters/Thighs	
Grits				Whole Chicken	
Pancake mix				Chicken Burger Patties	
				Ground Chicken	
Eggs (per Doz)				Wings	
		<b>Fruit</b>	<b>Quantity</b>		
Canned Tuna				<b>Whole Turkey</b>	
Garbanzo Beans		Apples			
Kidney (Red) Beans		Oranges		<b>Beef</b>	
Black Beans		Bananas		Flank Steak	
		Pineapple		Sirloin Steak	
<b>Bread &amp; Grains</b>		Watermelon		Tenderloin Steak	
White		Cantaloupe melon		Ground Beef	
Whole Wheat		Honeydew melon		Beef Hamburgers	
Multi-Grain		Seedless Grapes			
English Muffins		Grapefruit		<b>Pork</b>	
Bread Rolls		Pears		Tenderloin	
Hamburger buns		Avocados		Chops (boneless, skinless)	
Hotdog buns		Mangos		Chops (bone-in)	
Bagels				Medallions	
Flour Tortillas		Limes			
Corn Tortillas		Lemons		<b>Lamb</b>	
				Whole leg	
White Rice		<b>Freezer Meals</b>	<b>Quantity</b>	Rack of lamb	
Brown Rice					
Jasmine Rice		Pizza		<b>For the Grill</b>	
Pasta shapes		Cheese & Tomato			
Spaghetti Pasta		Pepperoni		Hot Dogs	
Couscous		Mixed Meat		Italian Sausage	
		Vegetable		Bratwursts Sausage	
White Sugar				<b>Deli Meats</b>	
Brown Sugar				Ham	
Sugar in the Raw				Turkey	
Splenda				Beef	
Truvia				Bologna	



<u>Soft Drinks</u>	<u>Quantity</u>	<u>Condiments/Dressings</u>	<u>Quantity</u>	<u>Fish/Seafood</u>	<u>Quantity</u>
<b>Sodas</b>		Mayonnaise		Fresh Caught Fish	
Coke		Light-Mayo		Spiny Lobster (in season)	
Diet-Coke		Yellow Mustard			
Pepsi		Dijon Mustard		Tuna (frozen)	
Diet-Pepsi		Hot Sauce		Shrimp (frozen)	
Sprite		Wing Sauce			
Diet-Sprite		Dill Pickles		Bacon	
Club Soda		Butter		Breakfast Sausage	
Tonic		Light Butter Spread			
Ginger Ale		Olive Oil			
Grape Soda		Vinegar			
Orange Soda		Sweet Relish			
		Ketchup			
<b>Juices</b>		Brown Sauce/Steak Sauce			
Gatorade		Worcestershire			
V8		Soy Sauce			
Tomato Juice		BBQ Sauce			
Orange Juice		Black Olives			
Cranberry Juice		Green Olives			
		Stuffed Olives			
<b>Tea</b>		<b><u>Salad &amp; Vegetables</u></b>	<b><u>Quantity</u></b>	<b><u>Salad &amp; Vegetables</u></b>	<b><u>Quantity</u></b>
Black Tea					
Herbal Tea		Lettuce		Broccoli	
Iced Tea Bags		Mixed leaf bags		Cauliflower	
Decaffeinated tea		Iceberg		Cabbage	
Green Tea		Romaine		Coleslaw mix	
		Spinach		White Potatoes	
<b>Coffee</b>		Carrots		Sweet Potatoes	
Regular		Onions			
Decaffeinated		Tomatoes		<b>Frozen or Canned</b>	
		Mushrooms		Broccoli/Cauliflower	
		Cucumber		Mixed Peppers	
		Celery		Stir-Fry mix	
		Asparagus		Peas	
		Squash		Sweetcorn	
		Zucchini		Mushrooms	
		Garlic		Artichokes	
		Ginger			



<u>Snacks</u>	<u>Flavor</u>	<u>Quantity</u>	<u>Alcohol</u>	<u>Preferred Brand</u>	<u>Quantity</u>
<b>Chips</b>					
Lays			Light Beer		
Pringles			Regular Beer		
Cheetos			Non-alcoholic Beer		
Doritos					
Fritos			Vodka		
			White Rum		
<b>Nuts</b>			Dark Rum		
Mixed			Tequila		
Peanuts			Dry Vermouth		
Cashews			Sweet Vermouth		
Pistachios			Gin		
Almonds			Baileys Cream		
Salsa (mild)			Kahlua		
Salsa (Hot)			Brandy		
Salsa (chunky)					
Guacamole					
Hummus			Other - please list here		
Onion Dip					
Ranch Dip					
Triscuits					
Wheat Thins					
Various Cracker Selection					
Ritz					
Bread Sticks					
Granola Bars					
Pretzels					
Popcorn (microwave)					
Chocolate Goods					
Chips					
Dark Chocolate (bar)					
Milk Chocolate (bar)					
Other - please specify					



<u>Dairy</u>	<u>Quantity</u>	<u>Frozen Dairy</u>	<u>Preferred Flavor</u>	<u>Quantity</u>
		Ice Cream		
Whole Milk		Ice Cream (low fat)		
2% Milk		Sorbet		
Fat Free Milk		Frozen Yogurt		
Almond Milk				
Lactaid				
Chocolate Milk				
Greek Yoghurt 0% Plain				
Greek Yoghurt 0% Flavored		<b>Please use this section for any comments or additional items</b>		
Flavored Yoghurt low fat				
Flavored Yoghurt				
Heavy Cream				
Half 'n Half				
Sour Cream				
<b>Cheeses</b>				
American Slices				
Cheddar				
Gouda				
Blue cheese				
Mini Baby-Bel				
Cottage cheese				
Mozzarella (Fresh)				
Mozzarella shredded				
Parmesan (Fresh)				
Parmesan (shredded)				
Ricotta				
Swiss				
Provolone				
Pepper Jack				

**KETTLESTONE LUXURY VILLA RELEASE & WAIVER OF LIABILITY AND INDEMNITY AGREEMENT**

IN CONSIDERATION for being permitted to enter premises and property for vacation rental or any other purpose, the undersigned, for himself/herself, his/her personal representatives, guests, children, heirs, and next of kin acknowledges, agrees and represents that he/she has or will immediately upon entering, and will continuously thereafter, thoroughly inspect such areas and his/her continued presence constitutes an acknowledgement that he/she has inspected the villa, patio areas, pool and hot tub patio areas, stairs and staircases and the entire property and he/she finds and accepts such areas as being safe and reasonably suited for the purposes of his/her use and he/she further agrees and warrants that if, at any time, he/she feels anything to be unsafe, he/she and all guests will immediately leave the area and advise appropriate persons.

THE UNDERSIGNED hereby RELEASES, WAIVES, DISCHARGES AND COVENANTS NOT TO SUE Michael Hornby personally and his company or corporate representatives, their members, managers, operators, officials, directors, employees, owners and lessees of the premises, all for the purposes herein referred to as " releases", from all liability to the undersigned, guests, representatives, assigns, heirs and next of kin from any and all loss or damage, and any claim or demand thereof on account of INJURY to the person(s) or property or resulting in DEATH of the undersigned or guests, whether caused by negligence of the releases or otherwise while in or upon the area.

THE UNDERSIGNED hereby AGREES TO INDEMNIFY AND SAVE AND HOLD HARMLESS the releases and each of them from any loss, liability, damage or cost they may occur due to their presence in or upon the area and whether caused by the negligence of the releases or otherwise.

THE UNDERSIGNED HEREBY ACCEPTS FULL RESPONSIBILITY FOR EACH CHILD WHO ARRIVES ON THE PROPERTY. All children under the age of 18 must always be supervised.

Use of the pool, dock, jetted spa, fireplace, stairs and staircases, bicycles and watercraft carry risk that may result in serious injury or death and unsupervised use by children is prohibited. Furthermore, the pool, jetted spa, dock, and ocean shore has no lifeguard provided and diving is prohibited. Elderly people, expecting mothers, infants, and anyone subject to heart disease, diabetes, high or low blood pressure, strokes, epilepsy or similar afflictions should not enter the spa alone and without consulting their physician. Never use a spa, pool, dock and/or any watercraft while under the influence of drugs or alcohol. If you are taking medication of any kind, or being treated for any illness, consult your physician prior to the use of the spa, pool, and watercraft. Spa must be kept at a maximum temperature of 102 F or less for personal safety.

THE UNDERSIGNED hereby ASSUMES FULL LIABILITY FOR RISK OR BODILY INJURY, DEATH, OR PROPERTY DAMAGE due to the negligence of the releases or otherwise while in or upon area.

THE UNDERSIGNED hereby certifies that he/she and guests (they) have adequate insurance to cover any injury, illness or damage that may be caused or suffered while in or upon area, or else agrees to bear the costs of such damage or injury. The undersigned further represent that he/ she/they have no medical conditions that would interfere with the use of the jetted spa, pool, watercraft or bicycles or climbing stairs etc. or else assume and bear the costs of all risks that may be created, directly or indirectly, by any such condition and expressly acknowledges such physical activities are dangerous and involve the risk of serious injury and/or death and/or property damage. The undersigned further expressly agrees that the foregoing release, waiver, and indemnity agreement is intended to be as broad and inclusive as is permitted by law and that if any provision is held invalid, it is agreed that the balance shall, notwithstanding, continue in full legal force and effect.

Any dispute, controversy or claim arising out of or related to this Agreement, or the interpretation of this Agreement shall be settled by arbitration in accordance to the rules and laws of the Commonwealth of the Bahamas, except to the extent modified below. The place of arbitration shall be Nassau, Bahamas.

THE UNDERSIGNED HAS READ, UNDERSTANDS THE RISKS, AND VOLUNTARILY SIGNS THIS RELEASE AND WAIVER OF LIABILITY AND INDEMNITY AGREEMENT, and further agrees that no oral representations, statements, or inducements apart from the foregoing written agreement have been made.

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

## **KettleStone Villa Rental Terms and Conditions**

### Minimum Stay Requirements

Typical minimum stay requirements are 6 nights in Special Holiday Periods and 5 nights for Non-Holiday periods.

### Damage Deposits

Damage Deposit for KettleStone villa is \$1,000.00 USD per rental. This will not be assessed if no damage occurs during your stay. If partial damage does occur (a broken lamp, a remote control tossed in the pool, etc.), we will assess an appropriate amount. If no damage occurs, your Damage Deposit will be refunded immediately after you return home. If you have paid by credit card, we will charge damage against your credit card only if necessary and we will advise you in advance.

### Holiday Rate

- A 50% deposit confirms a reservation.
- Balance is due 90 days before travel.
- Cancellations >60 days receive a full refund.
- Cancellations <60 days incur a 100% cancellation fee.

### Standard Rate

- A 50% deposit confirms a reservation.
- Balance is due 90 days before travel.
- Cancellations >60 days receive a full refund.
- Cancellations <60 days incur a 100% cancellation fee

### Cancellation Provision for Health-Related Restriction Issues

If you are legally prevented from travelling to Andros Island, The Bahamas due to the following reasons, you will have the option of applying your cancellation fee to a future stay (subject to availability)

- Travel not permitted by the governing authorities for your region.
- Travel not permitted to Andros Island by the country of The Bahamas

Proof of these conditions being applicable to your reservation may be required as a condition of rebooking.

### Arrival and Departure Times:

On the first day of your rental, the villa will be ready for you at 4pm. The villa departure time is 11am. If no other guests are scheduled to occupy your villa on arrival and departure days, you are welcome to check in early and check out as late as you wish. Ask us to advise you of the occupancy schedule of your villa. You may wish to check with us close to your arrival to determine flexibility.

You will be given 1 set of keys and one set of necessary remotes upon arrival. Please keep them well guarded and return them to our owner prior to departure. Any loss will be charged replacement cost only of \$25/ key and \$65/remote.

On departure day please be ready to meet with the villa representative for a departure inspection 1 hour prior to your departure. Departure time is 11am to allow cleaning staff to fully prepare the villa for new incoming guests arriving at 4pm.



### Email Address and Telephone:

It is vital that we have a valid email address. We correspond via email. Once your booking has been made and your deposit received, all further correspondence is by email.

You will also require a cell phone so there may be mutual contact with you during your stay, this is for your convenience and safety.

### Villa Rental Housekeeping Includes:

For bookings of 5 days or greater, one bedding change is provided mid-week and one additional bedding set will also be provided in each suite. For bookings of 5 days or less, a spare bedding set will be provided in each suite.

4 hours of mandatory light housekeeping is required daily and is included in the villa price. This does NOT include personal laundry services. Additional cleaning may be booked by arrangement for heavier cleaning, laundry, ironing and help with lunches and breakfasts etc. This is charged at a rate of \$15 per hour. Experience has shown us these 4 hours per day of contracted cleaning increases your villa enjoyment significantly (depending on the size of your group you may want to consider more hours or treat yourself).

Additional bedding changes other than described above can be arranged at a cost of \$20/single bed or \$30/queen/king bed.

For privacy purposes only, we can move the mandatory 4 hours daily housekeeping service until the departure day with agreement. This can be arranged prior to arrival or any time throughout your stay. However, this will mean that our task of cleaning the villa on a single day will be much more difficult and time-consuming. Extra staff will be required and a fee of \$300 will be charged.

### Utility Usage and the Environment:

Our home is your home while you are here on vacation. To keep our rental rates as low as possible, we ask you to think carefully and be thoughtful about the usage of both water and electricity. Unfortunately, as the price of island paradise... all our energy costs are four times your average domestic costs due to fuel surcharges. This creates a heightened environmental and financial sensitivity to wasting resources.

Unfortunately, some guests tend to be less sensitive and therefore are poor at conservation. For example, air conditioning should never be left on in rooms being unoccupied as it only takes 30 minutes to cool a room. Again, AC should never be switched on in rooms with either doors or windows open, this not only defeats the purpose of putting on the air conditioning but can also lead to premature failure of the air conditioning units as they will be over-working trying to cool a room to a desired temperature that it will never be able to reach. Fans should also be switched off when the room is not being used, as should lights and other electrical items.

Villa rental includes the exclusive use of the pool and spa. To provide you with the best enjoyment, custom tailored pool heating packages are available, see the rates page for more details.

The jetted spa will be complimentary maintained at 102F as per recommendation of the American Heart Association upon request.

We thank you in advance for your consideration. It not only helps us to keep our rental price as low as possible, but it also helps to us look after our environment as well.

#### A/C Surcharge:

Due to extremely high local energy charges ... there is an energy surcharge of \$15/day for each of the A/C units. Please advise on arrival if you require A/C. There are no surcharge fees if A/C is not used.

KettleStone was designed and built as our home with full awareness of these high energy charges. Incorporating high vaulted ceilings, ample ventilation, and screened cupolas to capture the natural ocean breezes and provide natural air circulation...our goal was to eliminate the need for A/C as much as possible. In addition, all rooms have classic Hunter ceiling fans for increased circulation so you may not need A/C during your stay at all.

#### Force Majeure

Means any unusual and unforeseeable circumstances beyond our normal control, the consequences of which, could not have been avoided even when exercising all due care. Such circumstances or events include, but are not limited to, war, or threat of war, riot, civil unrest, industrial disputes or strikes, unavoidable technical problems with the villa, transport, or closure or congestion of airports, terrorist activity, natural disasters, industrial disasters, fire, theft, flooding, and adverse weather conditions. In the event of any of the above refunds or compensation payments cannot be made.

#### Our Responsibility:

We are responsible for providing the services listed on our website, where it is within our control. We carefully and regularly maintain our property, but we cannot guarantee that all items listed on our website will be always functional, however all endeavors will be made to rectify any problems as soon as we possibly can. We reserve the right without prior notice to withdraw any part or all the facilities available, and to make such changes as may be necessary. Furthermore, it is agreed by you that the owners, operators, and agents of the rental property are not the guardians of any customers safety and they, individually or collectively, cannot be held liable in any way for any occurrence, which might result in illness, injury, death or other damage, loss or theft to the customer, his property, or his family, heirs, or assigns.

#### Changes to Booking:

KettleStone Villa and/or its representatives reserve the right to amend the booking dates. This may be due to several reasons, not limited to but including, war, adverse weather conditions, riots and or matters concerning participants' safety, operational circumstances such as damage caused by fire, or the villa becomes unusable due to utility company work or lack of services, leaks, repair work or any other such reason. In these circumstances the booking may need to be adjusted accordingly. We are not liable for any additional costs or losses that may be incurred by the client due to the change of booking. This includes, but is not limited to, any extra hotel reservations or car rentals, or the cost of non-refundable airline tickets. Situations may arise which, in our opinion, make it necessary for us to alter the normal booking schedule. If you cannot accept the dates of any new booking that we propose then we will refund the monies you have paid for to us in full. We advise that your travel insurance covers holiday curtailment.

#### Weather Conditions:

Weather conditions can be unpredictable and can change quickly and significantly. We cannot be made liable for unpleasant or unsuitable weather conditions and no refunds are made for such conditions.

Hurricane Policy:

If a hurricane warning is issued by the National Hurricane Center for the Central Andros Island area— or for your place of residence—within 7 days of your scheduled arrival date, you may call in advance to reschedule your KettleStone Villa rental vacation without any cancellation or change fees.

For products and services provided by third-party suppliers as part of your vacation, such as hotels, car rental agencies, or vacation insurance companies, you will remain responsible for any non-refundable payments and any cancellation or change fees imposed by those suppliers.

Noise Disturbance:

Although quite private...sound carries from the oceanfront. We kindly request you respect our distant neighbors and keep your noise to acceptable levels. If you wish to play music in the evenings, then please do so in a considerate way. Loud music should not be played under any circumstances after 1:00 am.

Villa Rental Rates and Price-Fix Guarantee:

Prices quoted on our website are those in effect at the time of viewing and remain guaranteed once the reservation deposit has been paid. Once a price has been agreed and deposit paid KettleStone Villa will not change this price under any circumstances, thus guarding against any annual price increases affecting the booking.

Insurance:

We highly recommend that you take out adequate travel insurance, including cover for rental amounts paid, medical treatment, accidents and repatriation, and holiday cancellation and curtailment.

It is your responsibility that you arrange or ensure your party members have appropriate comprehensive travel insurance to include coverage for illness, personal injury, and travel delay/cancellation. We assume that such a policy will be in force before you depart. All members of your party who use all items at the villa, including but not limited to, the pool and jetted spa do so entirely at their own risk. Please always be mindful of children using these facilities, remembering this is a PRIVATE POOL/SPA WITH NO LIFEGUARD. Please also note that the wet areas around the pool and the tiles can be slippery, so please ensure that you or members of your party are dry before entering the villa from the pool area, and children do not run. Under no circumstances can glassware be taken into the pool area.

Verbal Changes:

Verbal changes of contract are not valid unless agreed to and confirmed in writing or email by all parties.

I acknowledge that I have read all the Rental Terms and Conditions for KettleStone Villa, that I am over the age of 25 years, and I agree to the terms and conditions set out.

SIGNATURE of PRINCIPAL HOLIDAYMAKER \_\_\_\_\_ DATE \_\_\_\_\_

Please print your name in full. ( \_\_\_\_\_ )