



Welcome to Our Beach Condo

Your Sea Turtle Nest by the Shore

Southpoint Condominium, Unit 502
Ponce Inlet, Florida



We're so glad you're here.

Settle in, breathe in the salty air, and enjoy your stay in our little slice of paradise.



This binder is here as a guide for your stay, and we hope you'll find it helpful.



This binder is also downloadable from our website if you want to keep in on your phone.

1. Scan the QR code
2. Navigate to "Guest Login"
3. Use #1Vacay as the password
4. Download Guest Welcome Letter

Welcome to Our Little Slice of Paradise

Southpoint Condominium, Unit 502 • Ponce Inlet, Florida



A Note from the Owners

Welcome to our Sea Turtle Nest! We have found our little piece of paradise and are so excited to share it with you.

We're the Wood family (Matt, Rachel, Ruthie, and Alice) from Atlanta, GA. The story of how we fell in love with Ponce Inlet is many years in the making. Matt has been coming here since before he was born - every year, his family has made the pilgrimage back to this beach to reconnect, share meals together, and spend time collectively unplugging as a (large) family. Over the years, the beach trip has ebbed and flowed, but there are sometimes upwards of 30+ people from our extended family on the beach. The memories that our family has made here are some that we cherish and treasure deeply.

Now that we have a place of our own, our little family has found this to be our little slice of heaven. In fact, our two little girls think of it as "their beach." We hope you love it as much as they do and we do. There's nothing like waking up early to see the sun rise with a cup of coffee in your hand, close to the people you care the most about.

A few of our favorite things to do in Ponce Inlet:

- **Go to the beach** (this goes without saying).
- **Walk the beach:** Walking to the end of the inlet and back is about a 5-mile round trip that is best enjoyed before it gets too hot. It's best to get moving before the sun really starts heating things up during the summer months. During cooler months, this is wonderful in the afternoon.
- **Ponce Inlet Lighthouse Museum:** If you want to get a little exercise, climb to the top of the lighthouse for some beautiful views (even the littles can do it!). This is fun to do when it's a little cooler outside.
- **Ponce Nature Preserve:** There's a long path that winds around the inlet and lots of wildlife viewing (keep a keen eye out to spot the ospreys, turkey vultures, and pelicans searching for their breakfast).
- **Lighthouse Park:** There is a fun playground, the marina, the nature preserve, and ice cream (if you're so inclined). Sometimes you'll get lucky and see some of the fishing boats dock and unload their fishing bounties.
- **Port Orange:** When you're stuck with a rainy day (admittedly, it sometimes happens), there's lots to do in Port Orange (movie theater, shopping). There's also a bowling alley close by with video games and a few bowling lanes.
- **Pirates Cove Mini Golf:** If you want to get a little time away from the beach, mini golf is a good way to spend a morning or afternoon. If your bedtime isn't too early, it's a good way to wind down after a day at the beach.



There is also no shortage of fun, beautiful, and delicious places to find an enjoyable meal.

- **Crabby Joe's:** Wonderful views over the water with great drinks and great food
- **Down the Hatch:** Trigger parmesan and poke tuna with an occasional side of live music
- **Jimmy Hula's:** Casual taco place that's great for lunch. If you like spicy food, try the Kingston taco.
- **Outriggers:** Great view of the marina, closer to New Smyrna Beach. Sometimes they have live music, but we go for the pelican viewing and occasional dolphins.
- **Racing's North Turn:** Walkable from the beach with great views. Nothing fancy, but it has a lot of fun NASCAR memorabilia and a great beachfront bar.
- **Broken Egg Cafe:** Hands down the best local breakfast nearby. Keep an eye out for Santa and his motorcycle; the hot sauce is to die for.
- **King Donuts:** A little bit of a drive inland, but the donuts and breakfast sandwiches are great! Pick up a few extra for breakfast the next day.

Enjoy your stay, the views, and finding your own way to enjoy our little nook of paradise.

Matt, Rachel, Ruthie, and Alice

Quick Reference Guide

We've tried our best to get all the key info you may need during your stay down in one place. Take a picture of this page with your phone so you have it if you need it. If you need anything else during your stay, please don't hesitate to reach out (contact details in table below).

WIFI Network & Password	Network Name: Southpoint 502 Password: Sunshine1
If WIFI is Not Working	Router & modem are plugged into a power strip behind the master bedroom dresser. Unplug the strip and plug it back in if WIFI is not working. This re-sets the WIFI within 10 mins. You will see a solid blue light on the router if it's working.
Address	4453 S. Atlantic Ave., Unit 502, Ponce Inlet, FL 32127
Access Codes	Elevator Bay Door Code: 0747 Beach Gate/Pool Code: 0748 Backup keys for the beach gate/pool can be found in the top kitchen drawer to the left of the oven. Please make sure to leave these keys in the drawer prior to your departure.
Backup Access if Door Keypad is Not Working	Front door code was provided in your check-in email. If that code isn't working, there is a physical key in a lockbox on the door jamb. Please text Matt Wood at 678-524-3349 to get the code for the backup lockbox if you need it.
Thermostat	Google Nest thermostat is in the entryway. Please keep this >70 degrees at all times and turn off the A/C if the windows/doors are open. Control the thermostat by swiping your finger on the upper right outside of the circular face.
Parking Pass	Orange hangtag on entryway hooks — display top part of tag on rearview mirror and leave bottom part of tag at the office in the parking garage.
Check-Out	Check-out time is 10am. Please help us with the following before you leave: 1) Leave bed linens and only 1 days' worth of dirty towels on laundry room floor. 2) Load and start dishwasher. 3) Empty refrigerator. 4) Empty all trash cans into dumpsters in parking garage.
Trash & Recycling	Dumpsters at the NORTH END of parking garage.
Pool Hours	8:00 AM – 11:00 PM
Safety	First Aid Kit, Flashlights, and Fire Extinguisher under Kitchen Sink
Sea Turtle Nesting Season	Season runs from 5/1 to 10/31. Close all beach-side blinds at night so no light shines in the direction of the beach.
Other	Light bulbs and batteries in cabinet above microwave Vacuum cleaner, mops/brooms in laundry area
Guest Contact: Primary Contact for All Things During Your Stay	Renee Johnson Text or Call: (386) 898-1734 – Renee's Direct Line
Owner Contact <i>Please reach out only if you are unable to get in contact with Renee and need immediate assistance.</i>	Matt Wood Text or Call: (678) 524-3349. (Please leave voicemail if I don't answer and I will call you back)

Please leave us some comments or feedback in our guest book on the kitchen counter and don't forget to Leave us a good review on the booking website you found us on. Your kind words go a long way in helping us keep a thriving and beautiful vacation spot for our guests. Thank you!

Come Visit Again Next Time...but at a Discounted Rate!

We hope you enjoyed your time in our condo. If you would like to stay with us again in the future, we encourage you to book directly with us. Booking directly saves us from all the fees charged by the big booking websites, and we will pass those savings along to you.

To book directly, please email Matt Wood at mwood434@gmail.com or text at 678-524-3349. Or visit our website by scanning the QR Code or visiting www.spvacations.com.



Internet...all the Nitty Gritty Details!

Technology is great...when it works. Our Wi-Fi can get moody sometimes. We're not sure why, but it's an older building and we can get some serious weather at times, so maybe that plays a part in it. Nonetheless, we've taken measures to minimize internet downtime.

If you find that the WIFI is not working, the best first step is to restart the modem and router by simply unplugging it and then plugging it back in. We have everything in a single power strip that is plugged in behind the dresser in the master bedroom. If the internet is not working, just unplug and re-plug the power strip and wait 10 minutes. This fixes everything 90% of the time. You should see a solid blue light on the router once everything is working properly.

One note – we have the power strip plugged into a device called a “Keep Connect”. It's a little box that sits between the plug end of the power strip and the outlet. This device allows us to remotely unplug and re-plug the power strip from an app when we're not in town. If the router still doesn't show a solid blue light after you've unplugged/re-plugged the power strip from this Keep Connect device, then try plugging the power strip directly into the wall...and not into the Keep Connect device. There is a chance this device is causing an issue. If you do this, please just place the Keep Connect device in a dresser drawer and we'll get it all set up properly next time we're in town.

If none of this works, please reach out to your guest contact so we can work with the service provider to get internet restored. Hopefully we don't need to go this far, but you never know, and we sincerely appreciate your patience if this is required.

Just a note – the TVs, thermostat, and smart door lock are all reliant on working internet. If the internet is out and you leave the condo, please be sure to have a backup key with you or you may not be able to get back in (see table at the start of this book about backup access).

Parking

A 2-part guest parking pass is provided (check entryway hooks or the kitchen drawer for bright orange hangtag). Display the hangtag from your rearview mirror and drop the bottom portion in the drop-box at the association office (south end of parking garage). Vehicles without a valid pass may be towed at the owner's expense.

If we have run out of parking passes or you cannot find one, the association office in the parking deck can give you more. Please take a handful and leave extras on the entryway hooks. Thank you!

TV

Our condo has smart TVs that include many popular streaming apps in addition to the standard Spectrum cable channels. You may notice that we have not logged out of some apps, in which case you are welcome to use our subscription during your stay. Most of our apps have a profile called “Condo” at the main screen. We would appreciate you using this profile while watching TV so your viewing history doesn't alter recommendations on our personal profiles. Not the end of the world if you forget, but we thought we'd ask!

TV (Continued)

One thing to be careful with is that you're not purchasing any content on our TVs or in the various apps on the TV. Please also be careful not to change any of the streaming subscription plans on the various apps. If purchases are made in an app or on the TV during your stay, we reserve the right to take the cost out of your security deposit or seek reimbursement for such purchases.

Thermostat, Humidity, and Thermostat Modes

Please keep the A/C set above 70 degrees at all times. On warm days, any temperature colder than 70 degrees will cause the unit to freeze over entirely and the A/C will not work. Florida in summer without air conditioning is nobody's idea of a good time!

Our condo also has a dehumidifier behind the rocking chair in the living room. If the condo feels overly humid or if condensation is appearing on floors or walls, please put the dehumidifier on and make sure to occasionally empty the water collection bucket.

To operate the thermostat, swipe your finger up/down on the upper right side of the outer rim of the thermostat. Instructional videos for operating the thermostat can be found on YouTube.

We typically keep the thermostat in a range mode, whereby the unit will stay between two temperatures. For example, if the thermostat says 68 – 73, then the A/C will come on anytime the condo goes above 73 degrees, and the heat will come on if the condo gets below 68. These temperatures can be adjusted independently on the thermostat down to a minimum range, or you can change the mode to just heat or just A/C.

Swimming Pool Rules

The pool is one of our favorite amenities — enjoy it responsibly!

- Hours: 8:00 AM to 11:00 PM
- Shower before entering the pool to minimize sand
- No running, roughhousing, or excessive splashing
- No floats, balls, or toys (swimming aids worn by swimmers are fine)
- No glass containers anywhere in the pool area
- Personal music devices are welcome; no boomboxes or Bluetooth speakers
- Use at your own risk — no lifeguard on duty

Building Rules & Etiquette – Any Questions, Call Southpoint Office at (386) 788-3550

Please help us keep Southpoint a wonderful community for everyone:

- No smoking, including the balcony or anywhere in the Southpoint building (marijuana, tobacco, cigars, vapes, etc.)
- Balcony: No BBQ grills, no hanging towels/clothing, no throwing items from balcony
- Parking: The use of parking hangtags is mandatory. See parking section for more detail.
- No pets. We have dogs and love them, but unfortunately, they are not allowed at the condo.
- No bikes in the condo. There is a bike rack downstairs.
- Roller skating/blading or skateboarding is not permitted anywhere on the condo property
- Do not block hallways, stairways, walkways, or parking areas with personal belongings
- Property: Do not mark, damage, or deface any part of the building or common areas
- Trash: All garbage in the covered containers at the NORTH END of the building
- Signs: No signs, advertisements, or decorations on windows, doors, or balconies

Sea Turtle Season

We share this very special part of Florida with several species of threatened and endangered sea turtles. During the sea turtle nesting season, May 1st through October 31st, female turtles come ashore to lay their eggs in the dry sand above the tide line. About 2 months later the baby turtles (hatchlings) emerge from their nests and instinctively race to the ocean. Lights adjacent to the beach confuse hatchlings, often leading them away from the ocean and toward a certain death. Please help us reduce this risk by complying with local lighting regulations.

- Keep balcony and porch lights turned off during the nesting season.
- Close all beach-side blinds and shutters after dark if the room lights are on.

These few simple steps will greatly increase the chance that baby turtles will safely reach the ocean this summer. Thank you for your understanding and cooperation!

Things to Do Near Ponce Inlet

Beaches & Outdoor Adventures

- Ponce Inlet Beach — Steps from the building; one of Florida's most uncrowded, beautiful stretches of Atlantic coast
- Ponce de Leon Inlet Lighthouse — The tallest lighthouse in Florida; climb 203 steps for panoramic views, open daily
- Marine Science Center (Ponce Inlet) — Sea turtle rehab, bird sanctuary, great for kids
- New Smyrna Beach — 15-20 minutes south; beloved surf town with a charming historic downtown. Great shops and restaurants.
- Canaveral National Seashore — 45 minutes south; pristine undeveloped barrier island with wildlife and rocket ship views

Family Fun & Entertainment

- International Speedway — 20 min north; tours available year-round, plus exciting race events
- Daytona Boardwalk & Pier — Classic Florida boardwalk with rides, arcades, and ocean views
- Daytona Lagoon Waterpark — Great for families with young children
- Ormond Scenic Loop & Trail — Beautiful 30-mile drive / cycle through mossy oak canopy and along the river
- Space Coast & Kennedy Space Center — About 1 hour south; a bucket-list experience for all ages
- Golf: Spruce Creek Golf Club, Daytona Beach Golf Club, LPGA International, etc.

Water Activities

- Inlet Harbor Marina — Fishing charters, dolphin tours, and sunset cruises
- Ponce Inlet Water Sports — Jet ski rentals, paddleboard rentals, parasailing
- Surfing & Lessons — New Smyrna Beach is one of the top surf spots on the East Coast; several shops offer rentals and lessons

Where to Eat

Right in Ponce Inlet (Walking / Short Drive)

- Down the Hatch Seafood — Iconic waterfront spot on the Intracoastal; fresh fish, cold drinks, amazing sunsets. A must-do!
- Racing's North Turn — Historic diner right on the beach where cars once raced; great burgers and beachside nostalgia
- Off the Hook at Inlet Harbor — Laid-back waterfront dining with fresh local seafood and good cocktails
- Hidden Treasures Ponce Inlet — Casual waterfront grill with great views near the lighthouse
- Broken Egg Café — Fantastic breakfast
- Ho Daddy O's Ice Cream (seasonal) and Lighthouse Ice Cream (Year-round) are great!

Nearby (10–20 Minutes)

- Aunt Catfish's on the River (Port Orange) — Famous for Southern-style catfish and seafood on the St. Johns River; a local legend. Fantastic cinnamon rolls!
- The Garlic (New Smyrna Beach) — One of the area's best restaurants; imaginative menu in a cozy setting; make a reservation
- Outriggers (New Smyrna Beach) — Seafood and steaks with a casual, but elevated atmosphere
- King Donuts — 2452 South Nova Road — great donut shop. Worth the drive!
- Groceries: Publix on Ridgewood Ave (Port Orange) is the closest full grocery store — about 10 minutes away. Wal-Mart on Dunlawton Ave.

Local Tips from Us to You

- Sunrise over the Atlantic from our balcony is absolutely magical — set an alarm at least once!
- The Ponce Inlet Lighthouse offers free admission to kids under 11; go early to beat the heat
- Dolphins are frequently spotted in the waves — keep an eye out from the balcony!
- No-see-ums (tiny biting gnats) can be active at dusk near the water — bug spray helps
- Don't forget the sunscreen!

We hope this place brings you as much joy as it brings us. ❤️

Wishing you sunshine, salty air, and perfect waves — The Wood Family

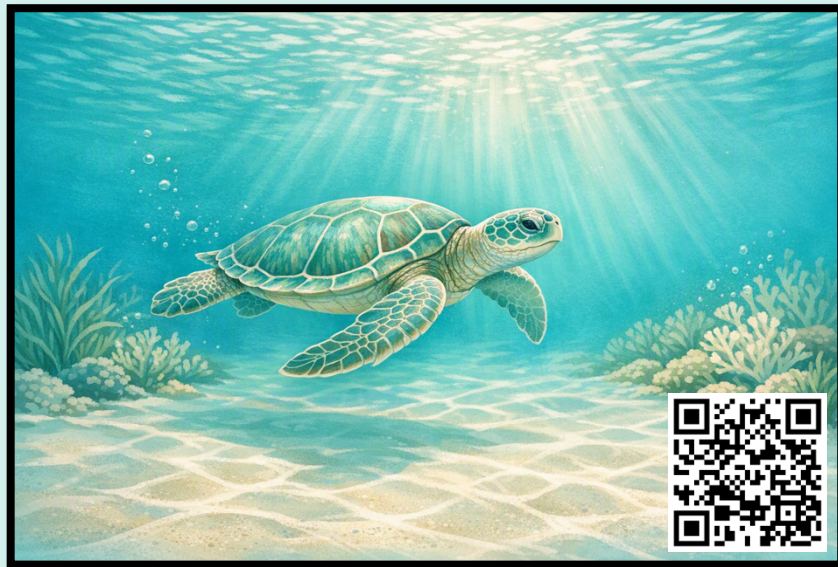
🐚 Planning Your Next Beach Escape? 🐚

Book Direct & Save

Love staying at Southpoint 502?

Book directly with us next time and skip the extra booking-site fees. We pass those savings along to you, so you get the same condo for a discounted price.

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Contact Matt Wood to book directly:

Email: mwood434@gmail.com

Text: 678-524-3349.

Web: Scan the QR Code above or visit to www.spvacations.com

Send your preferred dates, and we'll follow up with availability and details.

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We'd love to welcome you back to our little slice of paradise!

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