



JAN. 2024

Coco Sunset Getaway

Unit #16

Welcome Book



Welcome

Welcome to your home away from home! We are delighted to have you as our guests for your short term stay. Our goal is to provide you with a comfortable and enjoyable experience during your time here. Our property is equipped with all the amenities you need to make your stay as convenient as possible. From a fully equipped kitchen to high-speed Wi-Fi, we have everything you need to feel at home. Please don't hesitate to reach out to us if you need anything during your stay. We hope you have a wonderful stay with us and create unforgettable memories during your time here!

CONTACT INFO

PROPERTY MANAGER

Luis (WhatsApp): **+506 8383 1653**

RESERVATIONS

<https://www.playadelcocorental.com>

CHEK IN/OUT

Check-in: **3 pm** Check-out: **11 am**

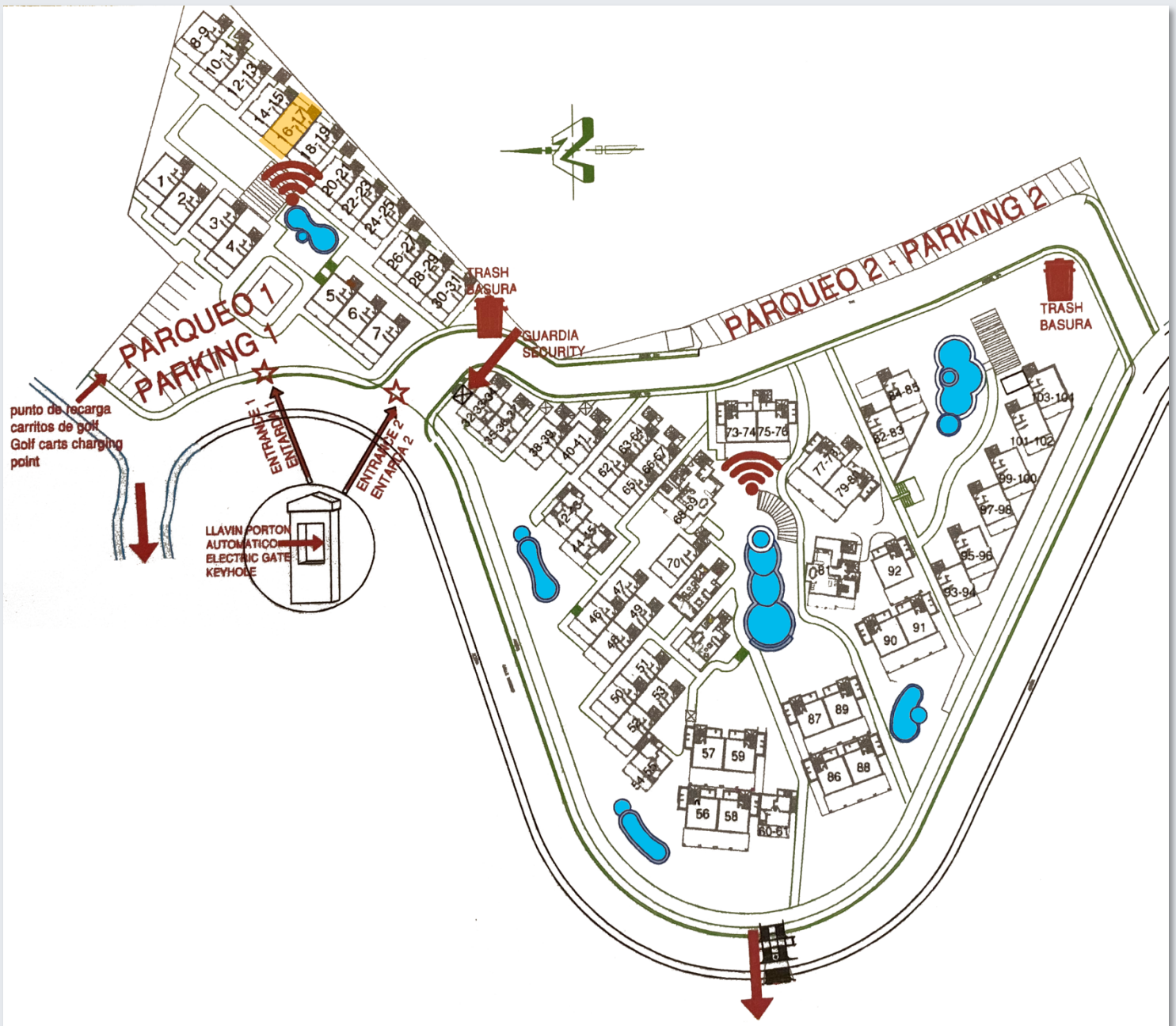
WIFI

Name: **Pura vida 5G**
Password: **pamela1015**

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Coco Sunset Hill



Nestled in a stunning gated community, Coco Sunset Hills boasts six incredible pools, exquisite landscaping, and ample parking. The property is conveniently located just minutes from both Pueblito Norte and Pueblito Sur, two thriving local centers that offer an array of top-notch dining options, a cozy coffee shop, a well-stocked grocery store, a relaxing day spa, and other exciting amenities. Just a quick stroll across the street will take you to the beach path, which is only one more minute away from the picturesque Coco Beach. If you're looking for even more adventure, head to Downtown Coco, which is just a short 10-minute walk from here and features a multitude of additional restaurants, shops, a lively casino, and several large grocery stores.

Rental regulations

1. No smoking in the unit.
2. NO PARTYING! Be a respectful neighbor.
No unregistered guests or parties! Unit neighbors are people enjoying their retirement. Both the property manager and the condominium security can and will evict guests if partying is detected or neighbors complain.
3. Take the trash to the community's bins daily.
4. No pets allowed without our prior permission.
5. If you have health problems or have small children, please be aware of the pool area and stairs leading to the second floor.
6. Take care of our property and amenities as you would your own. Please leave no food or beverages out - this is Costa Rica, and there are ants!
7. All property must remain at the unit when you leave. Damage & missing items will be charged.
8. No glassware, open beverage containers or picnics at the pool areas.
9. Each person must follow ALL security and HOA association rules/ directives.
(HOA/condominium rules posted at the end of this document)
10. You are responsible for the parking pass (contingent on a \$100 deposit) & keys.
The charge for missing keys, remote, or parking pass is \$100 each!
11. We invite you to join us in our efforts to be environmentally friendly by turning off A/Cs whenever you leave the unit. This small act not only helps in conserving energy but also ensures our home remains a sustainable and welcoming space for all. Thank you for your cooperation and understanding.
12. Let us know if there are issues or problems with the unit that needs attention immediately. Contact us directly or the property manager.
13. You must answer messages from the property manager or us within 24 hours during your stay. Please arrange a check-out time to meet with the property manager at least two days in advance.
14. No drug use, illegal activities, or overt drunkenness is allowed on the premises!
(Sorry this list is long, we aren't killjoys, but these have become necessary due to bad behavior.)
15. Leave the unit mildly clean at the time of check-out. The check-in and check-out time must be fully respected.
16. Neither the owner nor the agent is responsible for the loss, theft or damage in the rented unit.
17. All our swimming pools are available from 7:00 am to 10:00 pm.

Safe box instructions

- Change of code:
 1. With door open, locate the reset button on the back of the door near hinge and press.
 2. Input a new 4-digit code, then press (A) button; wait 1 second and input new code again until you see the green light on.
- Close the safe box
- Please leave the safe box open at the moment you check out.
- We are not responsible for items left out in the safe box in case of robbery.

Your Safety

At Coco Sunset Hill gated community, your safety and security are our top priorities. Our community is designed to provide a safe and comfortable environment for all our guests. We have round-the-clock security guards, surveillance cameras, and controlled access to ensure the safety of our residents and visitors. However, we remind all guests to exercise caution and common sense during their stay. We advise against leaving valuable items unattended in the open, and recommend that you keep your doors and windows locked when you leave your unit. It's always better to be safe than sorry, so please do not hesitate to reach out to us if you have any concerns or need assistance.

Cable, Internet & security devices

The cable modem, Internet WiFi router, security sensors Gateway and the UPS for the Internet & Cable are located on and below the office desk and are not to be removed from their dedicated location.

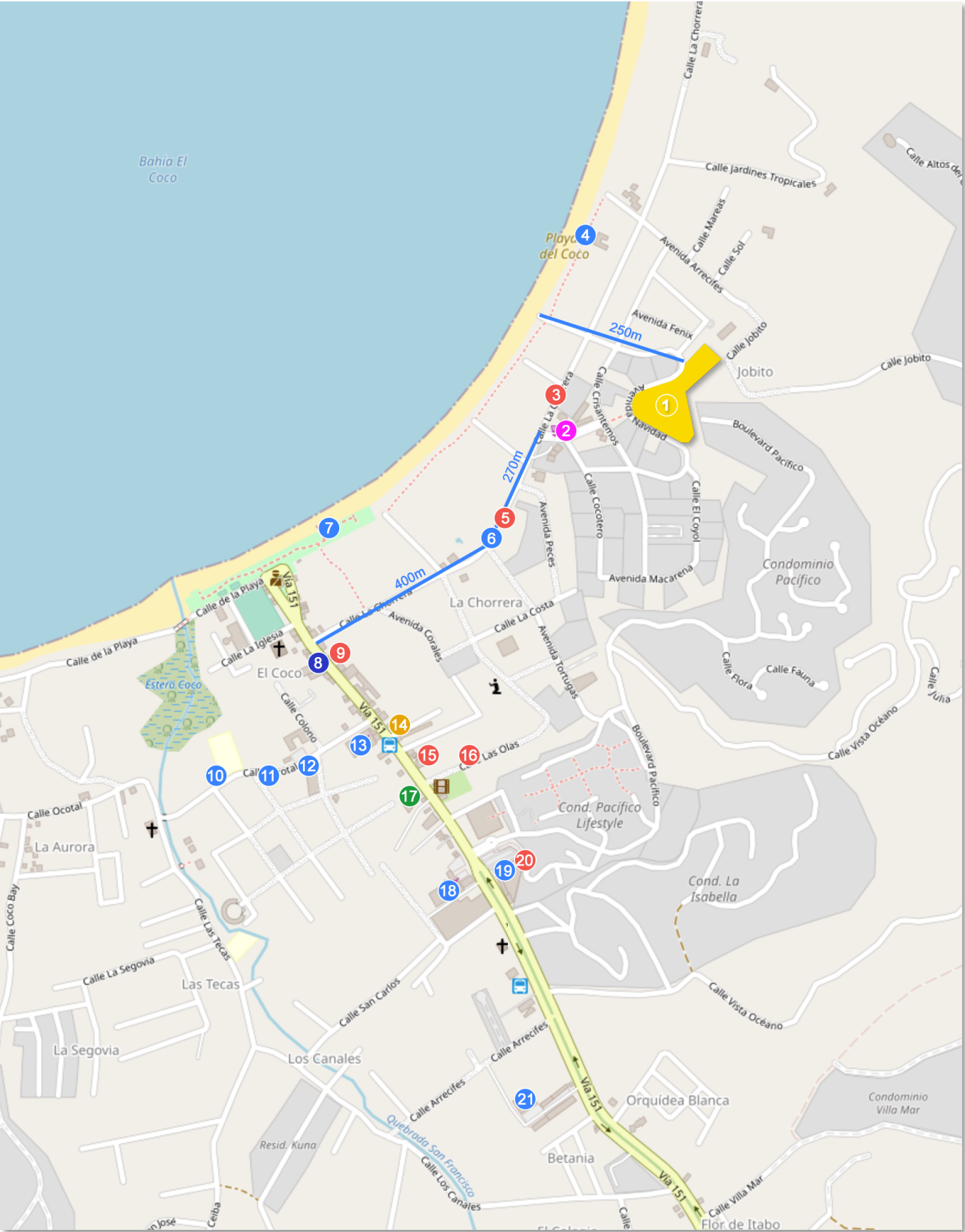
CableTV and remotes

One remote is for the TV, and the other one is for the Cable box below the TV. Cable TV box is connected as HDMI input 2 of the TV.

Once you turn on both the TV, and the cable box, you will be able to change cable channels using the cable remote. In case you cannot see the cable TV channels (i.e. you can see only a blue screen), use the TV remote to select input 'HDMI 2'.

Playa Del Coco Map

Points of interest in Playa del Coco



Distances from Coco Sunset Hill:

- Beach: 250 m
- Las Palmas Pueblitos: 150 m
- Main street: 900 m

1 - Coco Sunset Hill

2 - Las Palmas Pueblito Norte & Sur: Restaurants, Coffee Shop, Ice Cream, Convenience Store, Gym

3 - Medical center

4 - Café de Playa beach front restaurant

5 - Pharmacy

6 - Guayoyo Coffee House

7 - Beach restaurants (several)

8 - Rent-a-car: Alamo, National, Enterprise

9 - Pharmacy

10 - Vegetable & fruit market

11 - Vegetable & fruit store

12 - China el Coco - supermarket

13 - Super Compro supermarket

14 - Gym

15 - Medi Red Costa Rica - emergency physician

16 - Coco medical and dental center

17 - Banco Nacional (ATM machines - Colones)

18 - Supermercado Luperon - supermarket

19 - Auto Mercado - supermarket & ATMs (US \$)

20 - Pharmacy

21 - MegaSuper - supermarket

Coco Sunset Hill

HOA Rules and regulations

P O O L S :

- Pool Hours are from 7:00 am-10:00 pm (07:00-22:00). Any items left at the pool after hours will be removed and discarded.
- No unattended minors in the pool (children 13 and under). Adult supervision is required.
- No running, screaming, jumping, diving, splashing or dangerous activities.
- Shower prior to entering the pool.
- No babies in the pool who are not toilet-trained.
- Do not remove pool furniture.
- No smoking or drug use.
- Absolutely no glass in the pool area, including ranchos. All beverages in the pool area must be in a sealed/resealable and unbreakable container.
- Individuals who are intoxicated will be asked to leave the pool area.
- Remove your trash.
- No animals in the pool.
- No loud music.
- No nudity.
- Currently, there are no Common Area Bathrooms. Please return to your unit to use the bathroom.
- DO NOT 'reserve' chairs & loungers by placing personal articles on them and leaving the pool area. After being vacant for 15 or more minutes, personal effects on 'reserved' chairs and loungers can be removed and placed to the side. We are not responsible for unattended items left at the pool.
- Food is not permitted in the pool or on the pool deck. Food is permitted only in the covered ranchos.
- Current Pool Rules are posted at each pool. Please read & understand prior to pool use.

P E T S & A N I M A L S :

- You MUST pick up animal waste.
- Stray animals will be removed from the community.
- No unattended pets. Pets shall not be permitted to roam free about the community.
- No pets in the pool.
- No excessive noise/barking.
- Owners are responsible for all damages caused by their pets.
- Pets that interfere with the comfort or safety of other residents will not be permitted in the community.
- Feeding wild animals is strictly forbidden.
- Keeping wild animals as pets is against the law in Costa Rica and will not be tolerated.

N O I S E / Q U I E T T I M E :

Quiet time is from 11:00 pm - 8:00 am. No unit owner shall make or permit any noise that will disturb others or interfere with their use and enjoyment of the property. Security will identify offending units and a fine may be levied against them at the discretion of the Board.

P A R K I N G :

- Parking is permitted only in the Parking Lots. Do not park along the roads, grass, corridors, ranchos, gardens, pathways or any common area not designated for parking, in the community.
- There is no assigned or reserved parking other than the designated charging area for golf carts.
- Golf carts are not to remain parked and/or plugged into the charging station for more than 8 hours. The golf cart charging station is a charging station, not a parking space. Once charged, golf carts are to be removed and parked in a proper space. Golf carts parked in excess of 8 hours in the charging area may be fined and removed.
- Units who are 2+ months delinquent in their payments (which include HOA fees, or any other amount owed to the HOA) will no longer have valid parking passes. Parking rights will be revoked for all units 2 or more months delinquent in their obligations.
- Parking Passes must be properly displayed at all times. Each unit is permitted one Parking Pass and is allowed one temporary guest vehicle. Any vehicle that violates these rules is subject to fines and towing for each offence.
- Golf Cart charging is permitted only in designated areas. Currently there is a charging station in the in the North Lot.
- There is to be no honking of horns to gain access or leave our community. Our guards are not doormen and have been instructed not to open any gates for any party without a key or remote, unless they have been given prior consent. Residents must have keys or remotes.
- The license plate of golf carts, quad cycles, or any vehicle which is not a car must register their license plate with the property manager. No unit can use more than one parking space.

A C C E S S F O R O W N E R S & G U E S T S

- If you have guests coming to visit, it is recommended you contact security **8755-8357** and notify them. They will be required to show ID.
- Guests walking, or in vehicles, approaching the gate will be required to provide identification to security, identify the unit they are visiting and the name of the owner/resident.
- Owners/Residents who have been locked out accidentally will be required to provide ID and their unit number if they are not known by security. If their ID is in their unit, they will be accompanied to the unit to provide to security.

S E C U R I T Y G U A R D S :

- Security Guards are here to help maintain the safety and enjoyment of our community. Everyone must respect the Security Guards and follow their direction. Residents who treat guards in a discourteous manner will be subject to further investigation and fines will be imposed against their unit.
- The Security Guards are instructed to call the Police for any continued violation of the Rules and Regulations.

- Any concerns or problems regarding the Security Guards shall be directed to the property manager. (propertymanagement@grupomapache.com).

G A R B A G E & R E C Y C L I N G :

- Trash/Garbage shall be placed in the trash collection facilities. Currently, there is a bin located in the far south end of the main parking lot, one near the security station and one at the north corner of the north parking lot.
- Trash/Garbage may not be placed anywhere else outside of the unit.
- Recycling facilities, if present, are for properly sorted recycling materials only.
- Residents who place trash in the recycling bins will receive a warning and sorting costs and fines may be imposed against their unit if deemed appropriate by the Board.

C O M M O N A R E A S & V I S I B L E A R E A S :

- Respect Common Areas at all times.
- Do not remove furniture
- No smoking
- No cooking in Common Areas except as the provided BBQ/Grills. No personal BBQ/Grill permitted in Common Areas.
- No loud music
- No nudity
- No decorative pieces, plants, fountains, statues, wall hangings, décor or structures are to be placed in any common area without explicit consent of the Board. Terraces, balconies and patios, which are owned by the individual units, may be decorated as long as the items do not interfere with the general characteristics and aesthetic harmony of the community image.
- Balconies and windows are not to have items which disrupt the image of our community. This includes flags in windows, laundry on railings or clothes lines visible from outside, bright lights which emit from units, or balconies and other changes which disrupt others. The Board will review and respond to complaints from residents and determine appropriate action.
- Do not hang towels, bathing suits or other items on any balconies, patios, stairs, common areas and plants or railings.
- No personal property is to be stored in any common areas.
- Bicycles must be placed only in designated areas.
- No unauthorized use of common areas is permitted.
- For the safety of residents, NO drones are permitted to fly within the community, exceptions can be made for marketing reasons upon prior request to the BOD.

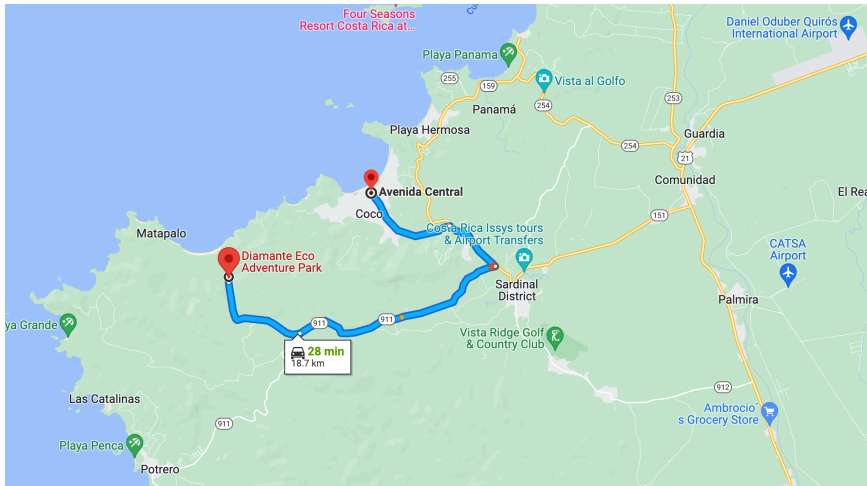
Local Destinations

Diamante Eco Adventure Park

<https://diamanteecoadventurepark.com>

Distance from Playa del Coco: 18 km (25 min)

Zipline rides over a forest canopy, plus tours of a butterfly house & Costa Rica Wildlife Sanctuary - wildlife center with jaguars, monkeys, sloths and other animals.

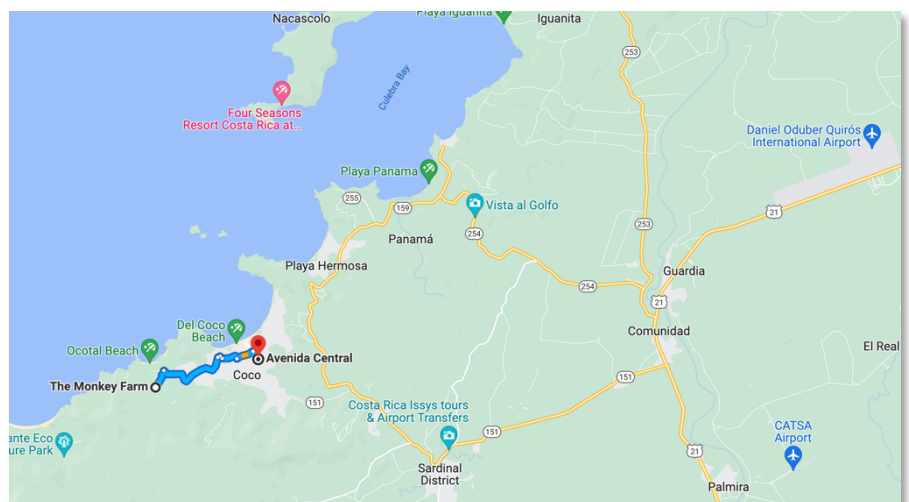


The Monkey Farm

<http://www.themonkeyfarm.org/>

Distance from Playa del Coco: 4 km (10 min)

"At The Monkey Farm you will create unforgettable lifetime memories with our many unique farm and horse tours and ALL proceeds benefit the local community through our 501(c)(3) non-profit. Donations are tax deductible. We offer many horse tours and treks including horseback riding on the beach and swimming with horses and even moonlight horse rides on the beach. We have horseback rides to propose marriage and others that include a delicious lunch on the beach in the middle of your horse ride. We offer Interactive Farm Tours, classes to build monkey bridges to save the monkeys, tours to prepare food for the homeless and much more."

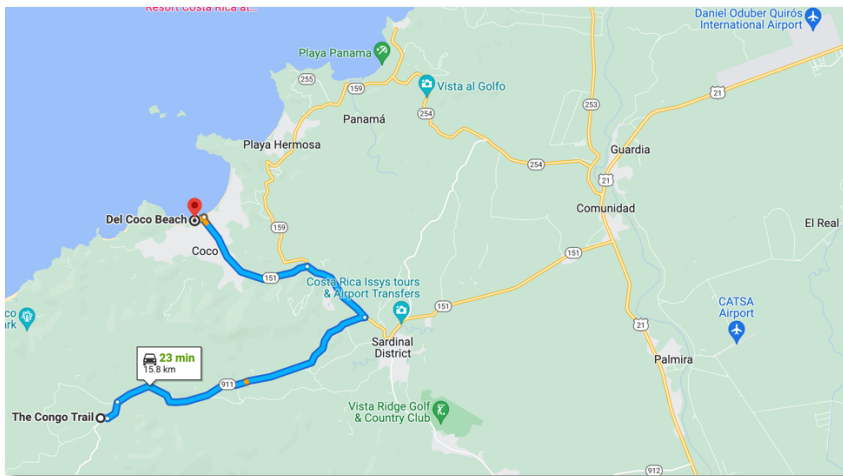


The Congo Trail

<https://m.facebook.com/Thecongotrail/>

Distance from Playa del Coco: 16 km (23 min)

"The Congo Trail Canopy tour is Guanacaste Costa Rica's most well-known Canopy Zip-Line Experience. Try the original or the extreme canopy tour or try our horseback riding followed by a visit to our well-known monkey sanctuary. We also have ATV tours and other activities available. You can chat with our English-speaking representatives by phone or email or book your activity directly on our website. We also have other activities available for you to participate in from day trips to jet skis so please contact us if you have any questions."

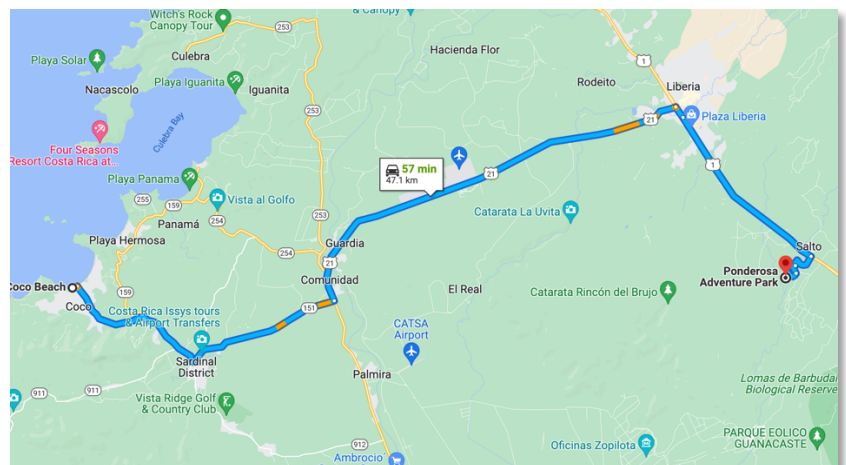


Ponderosa Adventure Park

<https://ponderosacostarica.com/>

Distance from Playa del Coco: 4 km (10 min)

"Enjoy the experience of interacting with exotic animals, an unforgettable adventure and the nature that Liberia, Guanacaste offers. Our visitors can also enjoy four more attractions, both aquatic, air and land, which awaken the adventurous spirit. You will be only 70 steps away from contemplating the landscape and the beautiful La Perla waterfall where, in addition to relaxing, you can swim in its calm waters (For the elderly or with some difficulty going down steps, we offer direct transportation to the waterfall). A 1.5km walk down the El Salto river, it is a route in calm waters with a single rapid. Climb our tower of approximately 20 meters with a spectacular view of the Guanacaste savannah and complete the 5 platforms full of adventure and the crazy bridge with a duration of approximately 45 minutes. You will finish this great experience with the last cable over La Perla waterfall. It is a family tour in our wagons. With a duration of approximately 90 minutes, you will enter the savannah where you will have the opportunity to meet around 10 species of animals in controlled freedom. You can also enjoy the viewpoint of the savannah and our crocodile area. Minimum age of 6 years for some activities."

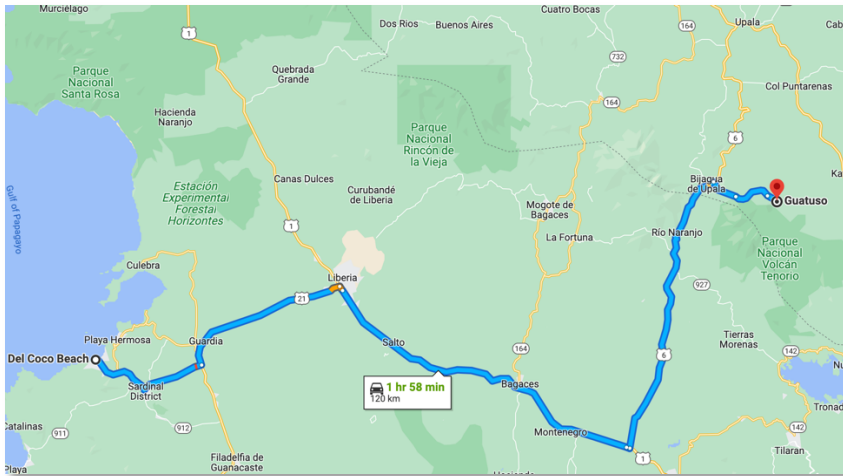


Rio Celeste waterfall / Tenorio national park

<http://www.sinac.go.cr/ES/ac/acat/pnvt/Paginas/default.aspx/>

Distance from Playa del Coco: 120 km (2 hrs)

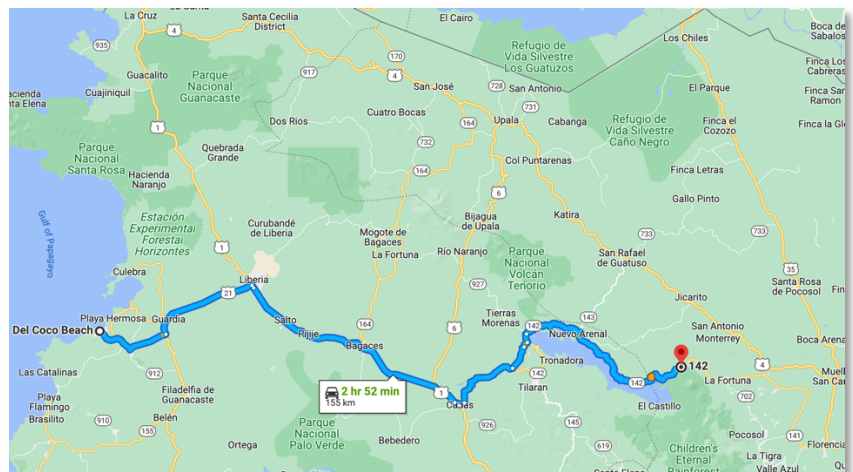
"The color of the Celeste River, surrounded by a lush forest, offers an impressive landscape worth knowing and admiring. A river of crystalline waters that is dyed turquoise. It is not an act of magic: it is a natural spectacle that you can only witness in the place known as El Teñidero. Located in the Guanacaste Volcanic Mountain Range, this Park houses a rainforest that protects flora and fauna species of regional importance. Within the area, the Tenorio volcano, with its four cones, offers natural panoramic views that allow you to appreciate the Pacific and Caribbean plains. "It is a magical place that offers a wide variety of possibilities to appreciate the wonders of nature and phenomena that are difficult to find. If you don't know it, it's time to do it; You won't regret it," said Vilmar Villalobos, Park administrator."



Arenal Volcano, La Fortuna, Tabacon Hot Springs, Cofee & Chocolate tours

Distance from Playa del Coco: 160 km (2:50 hrs)

"Welcome to the stunning Arenal, La Fortuna, and Tabacon region of Costa Rica, a breathtaking destination that offers a diverse array of adventure, relaxation, and eco-tourism experiences. Located in the province of Alajuela, this area is characterized by its picturesque landscapes, dominated by the impressive Arenal Volcano, lush rainforests, and majestic waterfalls. Nature enthusiasts will be captivated by the region's rich biodiversity, which includes over 500 species of birds, monkeys, sloths, and a variety of other exotic creatures. Adventure-seekers can choose from a wide range of activities such as zip-lining, white-water rafting, hiking, horseback riding, and ATV tours, while those looking for relaxation can indulge in the soothing hot springs and spas found throughout the region. In La Fortuna, the main hub of the area, visitors will find a quaint town with friendly locals and a plethora of dining, shopping, and accommodation options to suit every budget. The iconic La Fortuna Waterfall, just a short drive from the town center, is a must-visit attraction, where a refreshing swim in its crystal-clear waters is a truly memorable experience. Nearby, Tabacon offers a luxurious escape with its world-renowned hot springs resort, featuring natural thermal pools surrounded by lush tropical gardens. The awe-inspiring Arenal Volcano National Park provides the perfect backdrop for outdoor exploration, with its well-maintained trails, lava fields, and panoramic viewpoints. Whether you're seeking adventure, relaxation, or a memorable family."



Local Destinations-AI selection

Playa Hermosa

(7.8 km, 15-minute drive)

Website: <https://www.playahermosaguanacaste.com/>

Playa Hermosa is a beautiful, calm beach located just a short drive from Playas del Coco. This family-friendly destination offers pristine sands, warm waters, and a range of water activities, such as snorkeling, scuba diving, and paddleboarding. The surrounding area is also home to several restaurants and hotels, ensuring a comfortable and enjoyable stay.

Playa Ocotal

(9 km, 15 m drive)

Website: <https://www.visitcostarica.com/en/costa-rica/where-to-go/guanacaste/playa-ocotal>

Only a 15-minute drive away, Playa Ocotal is known for its clear waters and black sand, offering visitors a peaceful and pristine beach experience. Snorkeling, scuba diving, and sportfishing are popular activities here, with the opportunity to spot a variety of marine life.

Las Baulas National Marine Park

(42 km, 1-hour drive)

Website: <https://www.sinac.go.cr/EN-US/ac/act/pnmb/Pages/default.aspx>

Las Baulas National Marine Park is dedicated to the conservation of the endangered leatherback sea turtle. Located along the Pacific coast of Costa Rica, the park encompasses pristine beaches such as Playa Grande and Playa Ventanas, where these magnificent creatures come ashore to lay their eggs between October and March. Visitors can take guided night tours to witness the nesting process, which is a unique and unforgettable experience. Additionally, the park offers excellent opportunities for swimming, surfing, and sunbathing on its beautiful beaches. The surrounding mangroves and estuaries provide a rich habitat for various species of birds and marine life, making the park an excellent destination for wildlife enthusiasts and nature lovers.

Rincon de la Vieja National Park

(72.1 km, 1.5-hour drive)

Website: <https://www.sinac.go.cr/EN-US/ac/acg/rnvd/Pages/default.aspx>

Rincon de la Vieja National Park is a breathtaking natural reserve, featuring an active volcano, hot springs, waterfalls, and abundant wildlife. Visitors can explore hiking trails, go horseback riding, or partake in canopy tours. The park's diverse ecosystems and stunning landscapes make it a must-visit destination for nature enthusiasts.

Palo Verde National Park

(84.4 km, 1.5-hour drive)

Website: <https://www.sinac.go.cr/EN-US/ac/act/pnvp/Pages/default.aspx>

Palo Verde National Park is a renowned wetland reserve situated along the banks of the Tempisque River in Costa Rica's Guanacaste Province. The park is particularly famous among birdwatchers as it is home to over 300 species of birds, including herons, egrets, ibises, and storks. This biodiverse park also hosts a variety of other wildlife, such as crocodiles, monkeys, and iguanas. Visitors can explore the park's diverse ecosystems

through boat tours, hiking trails, and wildlife watching. In addition to its rich flora and fauna, Palo Verde National Park offers picturesque landscapes, making it an ideal destination for photographers and nature enthusiasts.

Santa Rosa National Park

(91 km, 2-hour drive)

Website: <https://www.sinac.go.cr/EN-US/ac/acg/pnsr/Pages/default.aspx>

Santa Rosa National Park is a significant historical and natural site, known for its role in the Battle of Santa Rosa in 1856. The park boasts beautiful landscapes, including tropical dry forests, savannas, and stunning beaches. It is home to a variety of wildlife, such as deer, monkeys, and sea turtles. The park offers various activities, including hiking, birdwatching, and surfing at Playa Naranjo.

Llanos de Cortez Waterfall

(92 km, 2-hour drive)

Website: <https://www.guanacaste.net/llanos-de-cortez-waterfall.html>

Llanos de Cortez Waterfall is a hidden gem, featuring a picturesque waterfall with a tranquil swimming area at its base. Surrounded by lush vegetation and easily accessible via a short hike, the waterfall offers a perfect escape for visitors seeking a refreshing, natural retreat. The area is also ideal for picnicking, making it a fantastic destination for a day trip.

Rio Celeste/Tenorio Volcano National Park

(120 km, 2-hour drive)

Website: <https://www.sinac.go.cr/EN-US/ac/act/pntv/Pages/default.aspx>

Rio Celeste, located within Tenorio Volcano National Park, is a mesmerizing river famous for its vibrant, turquoise-colored waters. The striking hue is a result of a natural phenomenon where minerals from volcanic activity react with the river water, creating a surreal and captivating sight. Visitors can embark on a moderately challenging hike through the lush rainforest, leading to the point where the river's color transformation occurs, known as "Los Teñideros." The trail continues along the river, passing by the majestic Rio Celeste Waterfall, hot springs, and a vibrant blue lagoon. The area is home to various wildlife species, including monkeys, sloths, and a multitude of birds, enhancing the experience for nature enthusiasts and photographers. Rio Celeste offers a unique and unforgettable experience, with its stunning turquoise waters and surrounding biodiversity serving as highlights of any trip to the Tenorio Volcano National Park.

Monteverde Cloud Forest Reserve

(126 km, 3-hour drive)

Website: <https://www.monteverdeinfo.com/cloud-forest>

Monteverde Cloud Forest Reserve is a globally acclaimed ecological sanctuary situated in the mountains of Costa Rica. The reserve is characterized by its unique cloud forest ecosystem, which creates a mystical and enchanting atmosphere. Monteverde is home to an incredible variety of flora and fauna, including over 400 species of birds, such as the resplendent quetzal, as well as numerous mammals, reptiles, and amphibians. Visitors can explore the reserve's well-maintained trails, which meander through lush forests teeming with life. For a more thrilling experience, canopy tours, ziplining, and hanging bridges are available to provide a bird's-eye view of the forest. Knowledgeable guides lead tours, offering valuable insights into the local ecosystem and its conservation efforts. Monteverde Cloud Forest Reserve is a must-visit destination for nature lovers, birdwatchers, and those seeking an immersive and unforgettable rainforest adventure.

Arenal Volcano National Park

(151 km, 3.5-hour drive)

Website: <https://www.sinac.go.cr/EN-US/ac/acvc/pnva/Pages/default.aspx>

Arenal Volcano National Park is home to the stunning Arenal Volcano, one of the most active volcanoes in Costa Rica. Visitors can hike through the park's lush rainforests, enjoy the beautiful landscapes, and even catch a glimpse of lava flows when the volcano is active. The park is also close to La Fortuna, where you can find hot springs, waterfalls, and adventure activities such as ziplining and rafting.

It is a breathtaking destination that offers a diverse array of adventure, relaxation, and eco-tourism experiences. Located in the province of Alajuela, this area is characterized by its picturesque landscapes, dominated by the impressive Arenal Volcano, lush rainforests, and majestic waterfalls. Nature enthusiasts will be captivated by the region's rich biodiversity, which includes over 500 species of birds, monkeys, sloths, and a variety of other exotic creatures. Adventure-seekers can choose from a wide range of activities such as zip-lining, white-water rafting, hiking, horseback riding, and ATV tours, while those looking for relaxation can indulge in the soothing hot springs and spas found throughout the region.

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