

# WELCOME BOOK



Animal  
Lovers Farm

# GREAT TO SEE YOU!



We think of the Animal Lovers Farm as a little piece of heaven for families who love majestic scenery, enchanted forests, and being up-close and personal with animal life. We want our guests to experience a variety of animal life.....wild species in their natural Florida habitat and also enjoying farm life with all our domesticated animals that includes chickens, horses, miniature donkeys, our mule, turkeys,turkeys,andand ducks .

We traveled the state of Florida looking for the ideal location to create the Animal Lovers Farm. We settled on Venus, Florida. This area has exceptionally lush forestry with beautiful scenery that creates an unforgettable atmosphere for families to enjoy the outdoors. Our 20 acre property has an almost spiritual feeling. A 'dome of light' covers the property. It's created from the intriguing shadows and enormous shade provided by the massive oaks and hanging Spanish moss.

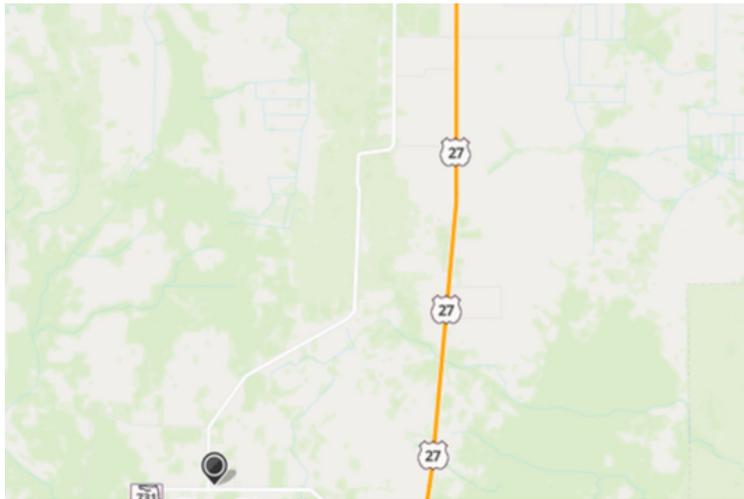
The farm is really a wonderful petting zoo. We take pride in our cleanliness but you will see animals in the yard and the occasional outdoor insect may make an indoor appearance. The occasional bug are just part of the country experience. Many of our guests tell us they have never experienced a more peaceful setting. Most importantly, this part of Old Florida is home to a wide variety of animal life that our guests can experience up close and personal.

One reason for the location of the Animal Lovers Farm is it's only 12 minutes from the breathtaking Fisheating Creek. A wildlife sanctuary. It's a well kept secret. An inspiring adventure for kayakers with its scenic beauty, beautiful clear waters and remarkably diverse collection of animal species in their natural habitat. There's an abundance of bobcats, alligators, foxes, panthers, deer, and even bears. Exquisite birds are everywhere...blue herons, hawks, egrets, ibis...even the endangered Wood Stock.Seasoned bird watchers call it a 'must see attraction.' Many experienced kayakers say the combination of prolific wildlife and the natural scenic beauty is as impressive as they have seen anywhere. If you're not up for Kayaking.... families can arrange for a motorized boat tour

The beautiful town of Lake Placid is only 15 minutes away from the farm. It has several national brand stores. There are quaint restaurants and bars to enjoy. It was rated as one of top 10 most charming towns in the United States by Reader's Digest. The farm has a very private feel for guests. There are only 5 homes on the entire 20 acres. All our activities will keep everyone entertained whether it's a one day visit or a months stay. You can create 'ultra relaxation' or a heart stopping 'adrenaline rush'.

# LOCATIONS & DIRECTIONS

**NOTE: Please ignore the original Airbnb directions. They are incorrect due to a "typo". Airbnb posted the wrong address (We have other Airbnb listings). We're actually on the same road just 8 miles south. Please GPS 4 Rimes Rd. Venus, Florida.**



The Animal Lover's Farm address is **4 Rimes Road , Venus, FL 33960**. Very close to Old State Road and 731. We are the first entrance on the right as you turn on Rimes Road. The big sign reads Animal Lovers Farm. Please close the gate as you enter...we have miniature donkeys and miniature horses roaming the property.

# ALOT OF FUN STUFF TO DO...



Our bright and cheery 'Chicken Shack' is flat-out fun. It's the farm 'hang-out'. We spoil our feathered friends. They free range and eat very well. When guests feed them treats, it's a high energy event. Families love spending time playing with Rob the Rooster, several fat hens, cocky wild turkeys and a family of adorable ducks. Every morning, after Rob the rooster crows, guests are invited to visit the 'Chicken Shack' and gather fresh eggs. We like to say our 'pets will make your breakfast'. The 'Chicken Shack' has been called the Four Seasons for our lucky farm birds.



Enjoy our friendly horses. Whether its watching, feeding, petting or riding. People love them. Our horses are used to being ridden. The farm is a great place to explore for beginners or experienced riders. Guests never have to leave the property or your welcome to ride the scenic farm roads outside the gate. This is beautiful Old Florida to explore... a horse lovers heaven. By the way, kids under 100 pounds love riding our beloved donkeys... a sight to see. Kids also LOVE the property's trampoline and the many scattered swings and tires to play on to their hearts content.





Everyone loves a campfire. The perfect place for families to truly connect with each other. People love seeing the happy glow of faces, young or old, as they gather around a roaring campfire. Laughing, eating and telling stories.....this is....as good as it gets. We take pride in the natural beauty of our firepit setting with it's easy outdoor grilling. But be aware....you may have a few 4- legged guests crash your party unannounced. Better have carrot treats ready.



The Animal Lovers Farm is only minutes from Fisheaters Creek. Some of the best Kayaking , Fishing and Swimming in Florida. **Our guest receive free admission.**

The beauty of Fisheating Creek is a magical place! The creek is a major water source of Lake Okeechobee. Fisheating Creek is an excellent place to view wildlife year-round, and is a site on the Great Florida Birding and Wildlife Trail ([floridabirdingtrail.com](http://floridabirdingtrail.com))

Huge alligators lounge all along the creek and wading birds of all types — including ibis, herons, egrets and wood storks — as well as hawks, ospreys and owls are common. And yes....it is completely safe for kayaking and fishing. If you're a fisherman ..... you'll enjoy some of the best fishing in Florida. If you like to swim ....enjoy the Spring Fed Lake and take a refreshing plunge into Depot Lake (located at the North end on the campground). The lake features a small beach area, a picnic pavilion and nearby restrooms.

**The east side of SR 78 offers the best year-round hiking and bicycling. A four-mile trail offers creek and wildlife views and a look back into centuries-old Fort Center. During dry, winter weather, continue west to Cowbone Marsh for views of wading birds. Two hiking trails - Paradise Lake and Knobby Knee - are located off of US 27 near Palmdale.**



**Directions to Fisheating Creek  
7555 US Highway- 27 S, Palmdale 33944**



## **Wifi details:**

**Network-** CenturyLink 2145

**Password :** p6iv8q5vtpw9ae

**CHECK IN :** After 4 pm

**CHECK OUT:** 11 am

## **Parking**

Please park in garage drive way Or just off the dirt road next to the house.

When 'Backing Up....**BEWARE**' we have donkey's and other farm animals roaming the property.

**Please clean shoes on Door Mat before entering the home**

# HOUSE RULES



No smoking.



Try to keep noise to a minimum after midnight.



No Firearms.



No parties or events.



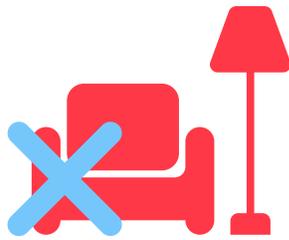
No dogs over 20 lbs  
(need to be ALWAYS controlled near  
equines and fowl)



No unregistered guests.



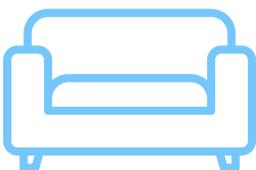
Guests should dispose of  
garbage in garbage cans.



Please don't rearrange the furniture.



No illegal substances or  
activities allowed.



Please take care of furnishings. Be  
respectful and don't eat on couch.



THOROUGHLY clean  
shoes before entering  
home

# HOW TO USE APPLIANCES

## Air Conditioner

You can adjust the temperature using the thermostat on the hallway wall near bathroom. Please try and keep it between 70 and 78 degrees.

## Washer and Dryer

The washer and dryer are located in the garage.

## Coffee Machine

The coffee machine is a Mr Coffee. There is coffee in the cabinet.

## Dishwasher

Make sure the washer is full. You'll find dishwashing soap under the sink. Make sure the door is firmly closed or it will NOT turn on. Hit the "Start" button. Will run almost an hour.

## Television

We excellent TV's that include Netflix, Hulu, and Prime

# NEAREST GROCERY STORE

Winn-Dixie: 1519 US Hwy 27 S, Lake Placid 13 miles Pubix : 586 US Hwy 27 N, Lake Placid 18 miles

# NEAREST RESTURANTS

- Happy Chef- 13 miles 1506 US Hwy 27 Lake Placid (7-3pm Wednesday thru Sunday)
- Marty and Edna's Craft Kitchen 16 miles 231 N. Main, Lake Placid, 7-2pm closed Sunday
- Tabby's Bar and Grill 16 miles 800 US Hwy 27, Lake Placid
- Cowpokes Watering Hole 25 miles 6813 US Hwy 27, Sebring
- Olive Garden 30 miles 1696 US Hwy 27, Sebring
- Sunset Grill 32 miles 2650 US Hwy 27, Sebring

# EMERGENCY INFORMATION

Nearest Hospital- AdventHealth 1210 US Hwy 27, Lake Placid (863)465-3777

# CONTACT DETAILS

**Mike Adler** (214) 679-5777

**Jane Adler** (561) 596-9600

# ENJOY THE HORSES... **BE CAREFUL!**

## **ALL ANIMALS ARE UNPREDICTABLE, ESPECIALLY AROUND FOOD!**

When feeding equine, please feed healthy snacks such as carrots, apples and packaged horse treats.

## **ALWAYS LAY HAND FLAT!**

*(do not expose fingers).*

Horses defense is by kicking their back feet- **BEWARE!**

Never walk or stand behind a horse.

For **experienced riders** the horses are available **between 10 and 5**. For **inexperienced riders** and if you **need help** ..... someone will be available **most days between 10 and noon** *(call before)*.

Experienced riders must be able to bridle and saddle your own horse. You will find everything available in the tack room. If you need help outside these hours we have 'horse handler' to help you (excepts gratuities). When children are present, always have adult supervision when around equines. Never ride alone. Never interrupt an equine when it's feeding.

All horses are strong powerful animals that can be dangerous when reacting to different noises. They can spook with flapping clothes, barking dogs or even car horns.

[Please read the following Florida statute. Fl Statute SS773.01-733.06](#)

## **Warning:**

**Under Florida Law, an equine sponsor or equine professional, is not liable for an injury to, or a death of a participant in equine activities resulting from the inherent risks of equine activities.**

**All rider's and guests must sign a 'Release and Waiver of Liability' before interacting with the farm animals.**



# THE CHICKEN SHACK



The chickens, ducks and turkeys free range the property during the day and are locked in the "Chicken Shack" at night to protect them from predators.

They are fed chicken feed in the chicken shack but will eat about anything!

They absolutely LOVE left overs so feel free to feed them anytime.



Eggs are usually available. You may have to hunt outside the Chicken Shack on Animal Lovers grounds

The whole family enjoys going to the chicken shack in the morning to get fresh eggs for breakfast, its really kind of a farm traditional. We like to say "our pets help make your breakfast"

# **HELP US KEEP THE FARM PRISTINE**

Several beautiful animals roam freely on the farm. We take pride that our farm is so clean, but you need to be aware of animal waste and watch your step.

Also our shoes will be constantly transferring dirt and sand. Please TRY to rid shoes of excess dirt on the door mats when entering structures. Be careful that all garbage goes into waste cans.

Also, even though we have pest control service, there will be an occasional bug to sneak in the house or annoy you outdoors...all part of the ambience.



**RELEASE AND WAIVER OF LIABILITY,  
ASSUMPTION OF RISK, AND INDEMNITY AGREEMENT**

**READ THIS AGREEMENT CAREFULLY BEFORE SIGNING IT. YOUR SIGNATURE INDICATES YOU UNDERSTAND IT AND AGREE ON ITS TERMS. BY SIGNING THIS AGREEMENT, YOU AND YOUR CHILD ARE GIVING UP CERTAIN LEGAL RIGHTS, INCLUDING THE RIGHT TO SUE OR RECOVER DAMAGES IN CASE OF INJURY, DEATH OR PROPERTY DAMAGES, FOR ANY REASON, INCLUDING BUT NOT LIMITED TO, THE NEGLIGENCE OF THE STABLE; IT'S OWNER, EMPLOYEE AND AGENTS ("THE RELEASEES").**

I \_\_\_\_\_ on behalf of myself (and my minor child) \_\_\_\_\_  
[Print First and Last Name] [Print Child's Name]

I Reside a \_\_\_\_\_ in \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_  
[Street Address] [City] [State] [Zip]

In consideration for allowing me (or my minor child) to handle and ride a horse and on behalf of myself, my child or our personal representatives, heirs, next-of-kin, spouses and assigns, I HEREBY:

1. **Acknowledge that a horse or mule may, without warning or any apparent cause**, buck, stumble, fall, rear, bite, kick, run, make unpredictable movements, spook, jump obstacles, step on a person's feet, push or shove a person, saddles or bridles may loosen or break – all of which may cause the rider to fall or be jolted, resulting in serious injury or death.
2. **ACKNOWLEDGE THAT HORSEBACK RIDING IS AN INHERENTLY DANGEROUS ACTIVITY AND INVOLVES RISKS THAT MAY CAUSE SERIOUS INJURY AND IN SOME CASES DEATH**, because of the unpredictable nature and irrational behavior of horses, regardless of their training and past performance
3. **Voluntarily assume the risk and danger of injury** or death inherent in the use of the horse, equipment and gear provided to me by Chuck's Trail Riding Adventures, hereinafter referred to as the Stable.
4. **RELEASE, DISCHARGE AND PROMISE NOT TO SUE** the Stable, doing business under its own name or any other name and/or any of its owners, officers, employees and agents (hereinafter the "Releasees"), for any loss, liability, damages, or cost whatsoever arising out of or related to any loss, damage, or injury (including death) to my person or property
5. **Release the Releasees** from any claim that such Releasees are or may be negligent in connection with my riding experience or ability including but not limited to training or selecting horses, maintenance, care, fit or adjustment of saddles or bridles, instruction or riding skills or leading and supervising riders.
6. **INDEMNIFY, AND SAVE AND HOLD HARMLESS** the Stable, instructors, its employees and agents from and against any loss, liability, damage or cost they may incur arising out of or in any way connected with either my use of the horse and any equipment of gear provided therewith or any acts or omissions of wranglers or other employees or agents.
7. **The Undersigned expressly agrees that the foregoing release and waiver of liability, assumption of risk, and indemnity agreement is governed by the State of Arizona** and is intended to be as broad and inclusive as is permitted by **Arizona Law (RIDE AT YOUR OWN RISK)**, and that in the event any portion of this Agreement is determined to be invalid, illegal, or unenforceable, the validity, legality and enforceability of the balance of the Agreement shall not be affected or impaired in any way and shall continue in full legal force and effect.
8. **Acknowledge that this document is a contract** and agree that if a lawsuit is filed against the Stable or its owner, agents, employees, guides or wrangles for any injury or damage in breach of this contract, the Undersigned will pay all attorney's fees and costs incurred by the Stable in defending such an action.
9. **State that I am not now pregnant** and that I have no history of epileptic seizures, heart condition or any other medical problem that could be affected by horseback riding.
10. **IT IS RECOMMENDED THAT MY CHILD AND ALL RIDERS WEAR PROTECTIVE HELMET. IT IS MY UNDERSTANDING THAT A PROTECTIVE HELMET IS AVAILABLE AND HAS BEEN OFFERED FOR MY OWN OR MY CHILD'S SAFETY.**  
**I (and for my child) decline to wear a helmet (please initial here):** \_\_\_\_\_ .
11. If the person who is to enter into this Agreement is less than eighteen (18) years of age, his/her parent or guardian must read this Agreement and sign below on the behalf of the minor.

**I have read this entire Release of Liability Document. I understand it is a promise not to sue and to release the stable, It's owners, employees and agents for all claims. I have made a free and deliberate choice to sign this Release and Waiver as a condition to Releasees allowing me or my child to ride or handle a horse. I have concluded that the risks involved and the release and waiver of liability is worth the pleasure of horseback riding experience.**

\_\_\_\_\_  
[Date]

\_\_\_\_\_  
[Signature]