

Cabin Rental Policy

First and foremost, we'd like to welcome you!

We include the policies here, not to be burdensome, but to provide everyone with a good understanding of the property's requirements, so as to avoid any confusion or surprises.

We feel that most of these are common-sense.

We've had to include some of these things, due to some avoidable and unfortunate experiences we've had with *other* renters.

Most of our guests leave happy, and many return, year after year, which makes us all happy :)

If you have any questions about any of these items, please contact us before booking, and we will try to answer them for you.

By making a reservation, You accept to be bound by these Booking Terms and confirm that You are able to enter into a legally binding contract and that You are at least 21 years of age.

TRAVELER'S INSURANCE RECOMMENDATION:

Since the Covid pandemic, it became clearer that plans can change quickly, for a variety of reasons.

There are NO REFUND EXCEPTIONS, OUTSIDE OF THE CANCELLATION POLICIES, FOR ANY REASON.

We Strongly recommend that you consider purchasing additional "Cancel for Any Reason" Traveler's Insurance, in case you unexpectedly have to cancel.

Here is a link to explore your options. <https://www.squaremouth.com>.

This insurance is relatively inexpensive and may protect the part of your reservation investment that is not covered by our cancellation policy.

If you opt to NOT purchase Traveler's Insurance, you are still bound to the reservation and cancellation policy agreements and will lose all or a portion of your reservation investment, as noted in the agreed-upon policy.

Our cabins were designed for peace and quiet. Please, no loud parties or loud music.

Quiet Hours are from 11 p.m. till 8 a.m., out of respect for our neighbors.

***COLLEGE PARTIES, PROM PARTIES, etc., ARE NOT WELCOME AT OUR PROPERTIES.**

WE RESERVE THE RIGHT TO CHECK THE LODGE DURING STAY AND, IF THESE TYPES OF EVENTS ARE DISCOVERED, GUESTS WILL BE REQUIRED TO LEAVE, WITHOUT REFUND.

PETS:

Pets are not permitted, out of respect for Guests with allergic reactions. Evidence of a pet will result in a minimum of \$300 FEE that will be charged to the credit card on file, or Damage Deposit, and you may be required to leave without refund.

Any additional damage or cleaning fees associated with a pet will be billed to the reserving Guest's credit card.

SMOKING / VAPING:

Smoking and/or Vaping is Prohibited in all of our cabins and lodges.

Any Evidence of smoking, vaping or cigarette butts inside a Lodge or Cabin will result in a minimum of \$300 FEE which will be charged to the credit card on file.

Please do not litter our property with Cigarette Butts.

EQUIPMENT AND FURNISHINGS:

MOVED FURNITURE:

Furniture that is moved by guests **MUST** be returned to its original spot.

CARE MUST BE TAKEN, if moving furniture.

Scratches or Damage from moving furniture will result in additional charges.

Failure to return furniture to its designated spot will result in a \$200 Moving Fee, billed to the reserving party's credit card or the Damage Deposit.

In the event of equipment or furnishing failure, please call our office phone, provided with your reservation. Any needed repairs will be made as quickly as is deemed reasonable by management.

It is our goal to keep all advertised equipment operational for every stay. Sometimes, equipment and furniture can malfunction.

In the event of equipment or furnishing malfunction, please call the phone number that is noted for maintenance at the property. Any needed repairs will be made as quickly as is deemed reasonable by management.

There will not be any rental concession for time without these items. Likewise, loss of electricity, water, or other "Acts of Nature" that are outside of our control will not result in a refund of any monies paid.

LINENS AND SUPPLIES:

Bed linens and bath towels are provided, along with kitchenware and utensils. Please hang up and re-use Hot Tub towels.

We supply a reasonable starter amount of trash bags, paper towels, toilet tissue, dish and hand soap. You can bring extra, if you feel more may be needed.

GRILLS:

This property has a Charcoal Grill.

You will need to bring Lighters, Charcoal, Lighter Fluid, etc., if you'll be using them.

FIREPLACES:

Indoor fireplaces are not to be used April - September, without permission of management. Please do not cut wood on the premises. Firewood is normally available at local roadside stands and convenience stores, or you may bring your own along, if you'd like.

OCCUPANCY AND HOUSEKEEPING:

Only the number of guests that have been paid for are allowed on the property. If additional people are discovered, there will be a \$40 fee per extra person.

All trash must be placed in the outdoor containers that are provided, at check-out. Please do not leave loose trash in the outdoor receptacles, or A \$70 clean up fee will be charged.

Leave the property clean. Make sure all doors and windows are locked.

We reserve the right to charge your credit card for any damages or excessive cleaning required after your stay.

HOT TUB:

Hot tub should not be used at temperatures greater than 104 degrees. Switches used to increase or decrease the **jet speed may be adjusted**.

***Please don't adjust temperature controls as this will likely result in tub cooling down and staying in economy mode.** Our hot tubs are routinely changed and continually sanitized. Due to cleaning and servicing, Hot Tubs are not always up to full temperature at check-in and may require additional time to heat.

Hot tubs left dirty may be subject to a \$100 clean-up fee.

Do not sit or stand on hot tub covers. This may result in personal injury and/or damage to the cover.

Any damage to the hot tub covers will result in a \$400 Replacement Fee.

Iron and minerals in the well water may discolor the Hot Tub water, occasionally.

We are not responsible for any allergic reaction or physical issues, from guests' use of the Hot Tub.

WATER HOSES AND SPIGOTS:

Water Hoses and Spigots are to be used **ONLY** to bring the water level back up in the Hot Tubs, if the level drops.

They are not to be used for totally changing the water in the tub, or for Water Fights, Sprinklers, Slip'n'Slides, etc.

Any evidence of misuse may result in charges.

SKATES, RIDING TOYS, HOVERBOARDS, ETC.

Skates, Riding Toys (unless approved by management), Hoverboards, Skateboards, etc., are **Not To Be Used** Inside The Cabin or Lodge. Any evidence of usage, inside the building, will result in charges.

CAMPERS, TENTS, etc.

Campers are not permitted to be brought onto the property.

Tents are not to be used, without prior consent of management.

DAMAGE BY GUESTS:

Renter agrees to take full responsibility for any accidents or injuries or damages to persons or property that may result in or around our properties. The renter assumes all charges incurred and/or damages to the premises, structures and/or contents during the stay, caused by the reserving party or its guests. If you notice problems upon arrival, please inform us immediately to avoid any damages being charged to your card.

WILDLIFE AND PESTS:

While we routinely treat our Lodges. We are in the woods and it is likely that you may encounter insects or spiders during your stay. We cannot refund your reservation due to insects, mice, or woodland creatures that you may encounter during your stay. Many critters live in the woods. Do not approach or feed wildlife. Do not leave food on decks or porches, as it may invite unwanted guests.

LEFT-BEHIND ITEMS:

Personal items left in the cabin are not automatically returned, so please check Drawers, under Beds, in Closets, etc., for your things. The management company is not responsible to alert guests of left-behind items. If found and deemed reasonable, we will remove them from the Lodge and store them for a short time. You will need to provide shipping info. Guests are responsible for any shipping and/or handling charges deemed appropriate by the management company, to return any items. This will normally be the cost of shipping, plus a minimum of \$25 Handling. Larger items may cost more.

LEGAL:

Guests agree to hold cabin owners and/or management company harmless for any personal injury that may occur in the cabins or on the surrounding property , as well as loss or damage to personal property of guests during occupancy or visit.

REFUNDS:

No refunds will be given due to weather or for early departure. No refunds in the event of mechanical failure, absence of any item , or for any public utility problems.

As previously noted, we strongly recommend purchasing "cancel-for-any-reason" traveler's insurance. Again, info can be found at <https://www.squaremouth.com>.

ACCESSIBILITY

4-WHEEL DRIVE VEHICLES are required, in Winter Months. We are not responsible for any towing or damages, resulting from any vehicles getting stuck, regardless if they are 4WD or not, but we can't stress enough the need for 4WD vehicles in winter.

We do NOT recommend arriving by Motorcycle, Low-Rider Vehicle, Sprinter Van, or any other specialized, low-clearance vehicles, due to the hilly area and gravel drives, etc. Most guests are probably already aware of this, but we've had some who couldn't access the property, due to these types of vehicles, so we want to be clear.

No refunds or adjustments will be made for these types of arrivals, or for damages.

Because of the Scenic Locations of our properties, Cell Phone service is not guaranteed.

Some service providers are more accessible than others, depending on the location, but not guaranteed.

* Policies and rates are subject to change without notice.