

# ARNOLD CREEK RETREAT RENTAL RULES AND REGULATIONS:

1. CHECK-IN TIME IS AFTER 3 P.M. CST AND CHECK-OUT IS 10 A.M. CST.
2. This is a NON SMOKING unit. Smoking may take place outside as long as safety is considered and butts are disposed of in a safe contained manner. Smoking in the cabin will result in loss of \$200 from refundable deposit or \$200 will be charged to your credit card.
3. BEFORE DEPARTURE ENSURE THAT-
  - a. No damage is done to unit or its contents, beyond normal wear and tear.
  - b. Fires in fire pit are extinguished.
  - c. All debris, rubbish and discards are placed in the garbage can.
  - d. All dishes are clean.
  - e. Keys are placed in the lock box and unit is left locked.
  - f. All charges accrued during the stay are paid prior to departure.
  - g. Linens/towels are all accounted for.
4. OWNER CHARGES are \$20 per hour for excessive cleaning or labor for repairs plus cost of parts and or materials. Owner also charges 55 cents per mile from cabin and back to get parts and or materials plus \$20 per hour for driving and other time involved. These charges will be taken off of \$500 refundable deposit or credit card.
5. PAYMENT – In order to maintain your reservation, payment must be made in full 7 days after placing the reservation. This includes a \$500 Refundable Deposit or a Credit Card on file.
6. REFUNDABLE DEPOSIT: \$500 deposit or instead a Credit Card on File for any excessive cleaning or damage. The deposit is part of the payment and will be returned as soon as the cabin is inspected.
7. CANCELLATIONS: any cancellation 31 days or more before delivery date will result in a:
  - 10% charge.
  - 15-30 days = 25%.
  - 7-14 days = 50%.
  - Within 7 days = 75%.Cancelling on check in day warrants no refund. Early departure does not warrant any refund of rent or deposit.
8. MAXIMUM OCCUPANCY- The maximum number of guests per cabin is limited to nine (9) persons. Children no matter of age count in number.
9. THIS PROPERTY REQUIRES A TWO (2) NIGHT MINIMUM STAY. Longer minimum stays may be required during holiday periods. If a rental is desired for less than two days, the guest will be charged the two-night rate.
10. NO DAILY MAID SERVICE - While linens and bath towels are included in the unit, daily maid service is not included in the rental rate. We suggest you bring beach towels. We do not permit towels or linens to be taken from the cabin.
11. RATE CHANGES - Rates subject to change without notice.
12. FALSIFIED RESERVATIONS - Any reservation obtained under false pretense will be subject to forfeiture of advance payment, deposit and/or rental money, and the party will not be permitted to check-in.
13. WRITTEN EXCEPTIONS - Any exceptions to the above mentioned policies must be approved in writing in advance.
14. PARKING - Parking on the lawn is not permitted. Parking is available in the cabin driveway. Three to four vehicles will fit in the driveway. There is also room on the shoulder of Maple Lane.

15. WEATHER/ROAD CONDITIONS POLICY - No refunds will be given due to weather or road conditions.

16. PETS ARE PERMITTED ONLY WITH PRIOR APPROVAL AND PET FEE - \$50 per pet fee applies. All pets must be leashes at all times. Pet owners are responsible for cleaning up of any/all pet refuse. Pets are not allowed on furniture at any time. Any evidence of pets on furniture may incur extra cleaning fees. All pets must be up to date on rabies vaccinations and all other vaccinations. Heartworm preventive is highly recommended. All pets are to be treated with Advantage or similar topical flea and tick repellent three (3) days prior to arrival. Fleas and tick are very rampant in this area and can cause harmful/fatal illness to humans and pets. All items above are the sole responsibility of the pet owner. The cabin owners assume no responsibility for illness or injury that may incur to pets while on the premises.

17. RISK – This cabin is privately owned; the owners are not responsible for any accidents, injuries or illness that occurs while on the premises. The homeowners are not responsible for the loss of personal belongings or valuables of the guest. By accepting this reservation, it is agreed that all guests are expressly assuming the risk of any harm arising from their use of the premises or others whom they invite to use the premise.

18. SPECIAL RULES FOR ATVers-

At NO TIME is an ATV allowed on the lawn. If this happens the entire party will be asked to leave immediately with NO REFUND for remainder of stay. ATV's are to leave and enter through the driveway only! ATVs and ATV trailers, cars, and trucks are NOT allowed to park on the lawn. There is plenty of room in the driveway and the roadside of Maple Lane. There will be NO tearing or rutting up of the driveway with ATV's The garden hose is for putting out the campfire and fire safety only. The garden hose is NOT for washing ATVs, cars, or trucks. There is a ATV wash at the convenience store. If you have excessive mud or sand on clothing/shoes remove them in the attached porch. Arnold Creek Retreat towels are for indoor use only.

19. SPECIAL RULES FOR KAYAK/CANOE, & BICYCLES

Canoe & kayak are only to be launched at the boat launch opposite side of Arnold Creek bridge. Canoe & kayak are only for use on Arnold Creek and Lake Arbutus. They are not to be transported anywhere else. Use the garage door only for taking bikes, canoe, and kayak out of the garage. Do not use the entry door. Destruction of the aluminum casing around the garage door and entry door will be replaced if damaged will be replaced by a professional and taken off of deposit or credit card. No one else has all of these items included with your stay so let's keep it going!

20. FIRE PIT.

A. The fire pit is for wood and newspaper only. Please do not throw garbage in the fire pit such as plastics, aluminum cans, glass, metal, and etc. If there is garbage in the fire pit, there will be a \$20 fire pit cleaning fee taken from your refundable deposit or credit card.

B. Fire pit must be extinguished when unattended. If the coals are too hot to touch, it is too hot to leave.

C. Quiet time must start at 10:00 PM. There is a elderly lady who's home is close to the fire pit. Her bedroom is the closest part of her home facing the fire pit and back yard. This may sound harsh, but if she calls me you will need to leave immediately with no refund. We must keep all of our neighbors happy in order to keep offering our cabin for rent. Please respect all of our neighbors as if they were your own.

21. REFUSAL TO RENT – If any terms of this agreement are broken the guest may be asked to leave the premises immediately. Future rental agreements will be refused.

“Sorry for some of the new rules. However, they had to be implemented in order to keep the cabin open.”

Signature: \_\_\_\_\_ Date \_\_\_\_\_