

## Terms and Conditions

### **General Policy:**

- The Guest shall indemnify and hold Owner free and harmless of any injury, death, or personal property loss.
- Free Wi-Fi is included for our Guests.
- A Safe is provided for your convenience. Please read the directions carefully. ***Should the Owner need to open the safe for the Tenant for any reason, there will be a \$20.00 fee applied.***
- Cameras are in place for the security of our Guests.
- Owner reserves the right to modify or make changes to these Terms and Conditions without notice.
- Any breach of these terms and conditions will result in an immediate termination of contract and/or possibly added expenses to your credit card.
- Quiet hours are from 10 pm to 7 am daily.
- Please be respectful of other Guests
- Please DO NOT turn the “deadbolt” on inside of door. That “unlocks” the door on outside.
- In case of power outage, there is a flashlight in the top drawer of Bed Nightstand

### **Grounds Policy:**

- Free Parking
- No parking on the grass.
- Speed limit is 5 miles per hour
- Please pick up all garbage and dispose of it properly. A dumpster is there for your convenience.
- No outdoor fires are permitted (except in the ONE firepit)

### **Payment/Reservation/Cancellation Policy:**

- The full amount will be charged upon booking. There are no refunds for cancellations made within 30 days of your scheduled arrival. There will be a **\$50.00 cancellation fee** deducted from **ANY** refunds made outside of the 30 days.
- In case of loss of power due to natural causes, there will be no refunds issued.

### **Check In/Check out Policy:**

- Check in time is 4:00 pm / Check out time is 11:00 am. Any early or late arrivals will result in extra charges. Please be advised: This must be approved by the office first. Our housekeeping staff needs ample time to clean the units properly.
- At **3:00 pm** ~ One hour before checking in on your arrival date, a code for the Front door and Unit # will be emailed to you. ***Please do not lose this information***

**and keep it readily available. After 8:00 pm ET, if we must come open the door or resend the codes for any reason, there will be a service fee of \$50.00.**

### **Occupancy Policy:**

—The Unit rates are for double occupancy. There will be an additional charge of \$20.00 per night per person, maximum 4 people, per unit. (Workers are limited to 2 people per lodge)

### **Pet Policy:**

- This is a pet-friendly facility. Two pets per unit is allowed.
- An additional charge of \$20.00 per night, per pet, will be charged.
- Pet(s) must always be on a leash.
- Guest is responsible for any damages your pets may have caused.
- Guests are responsible for cleaning up after their pet(s) and dispose properly in the dumpster.
- Pet(s) cannot be left alone in the unit at any time.
- Pets must always stay off all furnishings.
- If there are signs of pet(s) on furnishings, there will be an additional **charge of \$100.00** for extra cleaning and odor mitigation.

### **Smoking Policy:**

- We do not permit smoking or burning of **ANYTHING** inside any of our units.
- Smoking is allowed outside, and cigarette butts must be disposed of properly.
- There will be a \$100.00 charge if there are signs or smells or any type of burning inside the unit. This is to cover extra cleaning and odor mitigation.

### **Cleaning Policy:**

- The unit will be cleaned and ready for your arrival.
- There is an Optional Daily Cleaning Service \$50.00 per night and Optional Towel Service \$25.00 per night). Cleaning will be done after each checkout.
- Guest is responsible to remove all food and drinks and to clean and stow all dishes and kitchen utensils
- A \$25.00 fee will be charged if the above conditions are not met.

### **Damage/Liability Policy:**

- The Guest is responsible for the care of the premises, furnishings, décor & linens. Any items that are damaged or missing, the tenant will be responsible for the charge of 120% of the replacement value. Please report all damages.

## **GARBAGE & DUMPSTER POLICY:**

- The dumpster at Vista Lodge is for guests at Vista Lodge only! Any excessive debris or garbage brought to Vista Lodge from any outside functions will result in a charge of **\$200.00**.

We have cameras to verify all activities!!

- **ABSOLUTELY NO FIREARMS OR AMMO ARE ALLOWED IN ANY OF THE LODGES!**
- **ABSOLUTELY NO LIGHTING OF FIREWORKS ON THE PREMISES!**
- **NO GRILL USE IN OR OUTSIDE OF THE LODGES – MUST BE IN VISTA GROVE!**

## **VISTA GROVE USE:**

- Put all cigarette butts in urns
- Clean up after yourselves & put all trash in garbage cans or dumpster
- Put Bean Bags in Holders under the table when finished playing
- Turn off all the lights when leaving
- Make sure the fire is extinguished before leaving
- Make sure water is shut off to hose
- If Grill Utensils are used, please clean and return them to your Unit
- Guest may bring their own Grill; however, it must be used in the Grove **ONLY** on the concrete surface, not on the Poly or Wooden tables. Guests assume all liabilities for their grill. Vista Lodge assumes none.
- Please lower & tie the umbrellas when not in use
- Please use the plastic shed to store firewood
- No Fireworks
- **DO NOT PUT HOT FOOD FROM GRILL OR FIREPIT DIRECTLY ON TABLES – USE A PLATE!** (You will be charged for any damages)

**Thank you for your cooperation! Enjoy your Stay!**