

Thank you!

Late arrivals check in with the office tomorrow between 10:00 am and 6:00 pm

Thank you for the choosing to stay with us. We look forward to providing you, your family and friends the opportunity to have a great adventure with us in the mountains

This is a **Reservation Rental Agreement & Contract** between you, our guest & Adventure Village & Lodgings. Your reservation is **our guarantee** to save your cabin for the date and time that you specify. Your deposit is **your guarantee** that you will be here on the date that you specify, stay for the length of time that you specify, and the leave our property as you found it. In order to secure your reservation, please sign, date, and return this rental agreement/contract, at the time of your arrival. Your signature on this agreement, or taking possession of the property after receipt of this agreement, or payment of money is evidence of your acceptance of this agreement and your intent to use this property for a vacation rental.

Deposit / cancellation policy: Reservations for cabins and camping cabins/ RV sites are confirmed when you make your reservation and payment is made, the remainder owed will be taken from your card 2 days prior to your arrival. If you cancel your reservation 30 days prior to your arrival a full refund is returned to you. **If you cancel within the last 30 days no refunds are given**, however you can re-book for anytime in the future. The rain-check never expires.

Security Fee: Damage or breach of contract results in a fee of **\$200** that could be held against your credit card. The security fee would be charged to your card in the event of any damages, **i.e.** smoking or unregistered pets in cabins. You are held accountable and financially responsible for the **full** amount of repair for any/all damages. Your security fee would be used for damage repairs, replacement of missing contents, expenses resulting from agreement violations, additional cleaning fees, trash left in cabins, dirty dishes left unwashed, furniture moving, or unacceptable condition of the cabin upon departure.

Refunds: No appliances or amenities are guaranteed. There will be no refunds due to appliances, water, power, gas, television, or other types of failure. We take every step to keep cabins in exceptional working order and all failures will be repaired as quickly as possible during normal working hours. There are no refunds for natural phenomena that can affect the entire area. During winter months weather conditions may require that you need a 4-wheel drive vehicle if snow or ice is on the ground. No refunds will be given due to inability to get to cabin due to road conditions.

Check-In Procedure: Report any problems and or damages in your cabin to the managers the **day of check-in**. If not reported, we must assume the damage or loss occurred during your occupancy and we will have to charge you.

Check-Out Procedure: Check-out is 11:00 am (11:30 RV am). There is **no refund for early check-out**. Check-outs after 11:00 am will be charged a **\$75** late fee per hour. After two hours, appropriate measures and fee will be implemented. Upon departure, guests are required to leave the property in the same general condition it was when guest arrived.

Guest Responsibility: Upon departure, guests are required to leave the property in the same general condition it was when guest arrived. Guest are responsible for washing and putting away all dishes, pots, pans, removing items from the stove/refrigerator and turning off coffee pot. Dirty towels and sheets should be left by the front door. Bag up all trash and put it outside in front of the cabin. Maintenance will make rounds to pick it up or guest can drop off trash at the dumpster located near the entrance to the park. Close and lock all doors. Turn off all lights to conserve energy. We are not responsible for any items left in a cabin. Left behind items, if found, we will call you as soon as we figure out you have left something. When the heat setting is being used leave the thermostat set to 60 degrees. Turn air conditioners completely off. Bring all keys to the office. There is a black drop off box out the office door for early departures. There is a **\$25** per key charge for each unreturned or broken key.

Housekeeping Services: You will find your cabin very clean. Housekeeping takes utmost pride in their work. If you feel your needs were met guest can leave a tip on the table to let employees know that they did a good job. During your stay, housekeeping will refresh dirty towels upon request. Turn-down services will not be provided during your stay unless requested.

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Smoking and Smoke Detectors: There is no smoking allowed in our cabins, our pool area, bathhouse, office or any of our village buildings. There will be no smoking of any kind including cigars, cigarettes, vapes or other substances that release smoke. If we find any evidence of smoking inside any of our cabins, you will be charged the **\$200** dollar fee. There are smoke detectors in all of our cabins, **do not unplug or remove the batteries from them**. There are also fire extinguishers in every kitchen in case of an emergency. Each cabin is **fully furnished** including dishes, silverware, cookware, coffee maker, refrigerator, freezer, microwave and television with cable. All cabins have sheets, blankets, pillows and towels.

Maintenance: If maintenance need arise during your stay, please contact the village office. It may be necessary for them to enter the cabin during reasonable ours to perform minor repairs.

Quiet Time: Is from 10:00 pm to 7:00 am. No guest will be permitted to disturb the peaceful quiet of other guest! If it persists, you will be evicted with no refund. Fireworks are prohibited at all times.

Pool: **There are no lifeguards on duty, swim at your own risk.** Our pool is open from May through September and is exclusively for our guest. No non-paying visitors are allowed to use the pool. **ALL** children must be accompanied by an adult. Our pool rules are posted at the pool and will be strictly enforced. Pool should be entered at your own risk. Pool is open from 9:30 am to 9:00 pm.

Pets: UNREGISTERED PETS ARE NOT ALLOWED IN ANY CABINS. YOU WILL BE ASKED TO LEAVE IMMEDIATELY AND WILL FORFEIT ALL RENTAL FEES IF THIS POLICY IS VIOLATED. PETS ARE NOT ALLOWED ON ANY FURNITURE. YOU WILL BE REQUIRED TO SHOW US PROOF OF FLEA TREATMENT AND KENNEL WHERE YOU PLAN TO PUT YOUR PET WHEN YOU ARE GONE OR ASLEEP. IF YOU LEAVE YOUR PET ALONE IN THE CABIN THE PET MUST BE LOCKED IN THE KENNEL.

Fireplace: (Fireplaces are in family/Jacuzzi cabins only.) Firewood is provided, but starter kindling is not. Do not leave the cabin if there is a fire burning in the fireplace. Make sure the damper is fully open before building a fire And the firewood is dry. Keep the fire screen closed at all times.

Cotts / fold away beds: Any cotts or fold away beds that come up missing during you r stay, you will be charged a **\$75.00** dollar fee for each bed, it will be charged on the responsible parties card.

General Statement: All information contained in this contract is considered truthful and accurate. Rates and furnishings are subjected to change without notice. I have read and understand the rules and regulations. I certify that I am at least 21 years of age and that I will be held responsible for the care of the property being rented under my name. I accept full responsibility for the damage or extra cleaning charged assessed during the stay or discovered after departure from the above rental. I authorized these charges to be debited from my credit card or subtracted from my security deposit.

Upon accepting your key for your cabin, the contract becomes valid whether it is returned or not.

Please note that failure to return or sign this contract does not mean you are not responsible. If you do not return the contract it will be assumed that the individual who made the reservations is responsible for damages that accrued during the stay.