**Eagle Cabin House Rules**

Our cabin is child friendly, however, the cabin is not childproof.

Pets allowed (up to 2)

No parties or events. If you have a question about what is acceptable, please discuss with owners.

Please be understanding of our neighbors, no loud music or excessive noise.

No guest count higher than your reservation, unless prior owner approval is granted. This includes additional day guests.

No fireworks, smoking indoors or on deck, bonfires, firearms, or candles as this is a fire risk area.

Friendly dogs are allowed but must be on leashes when outside, and need to be housetrained. Dogs are not allowed on beds or on furniture. A pet agreement must be signed and you will need to let owners know about pets you plan on bringing.

Booking guest needs to be at least 25 unless host approval is obtained.

Only use appropriate firewood or firelogs in the fireplace. Do not burn unsuitable material including but not limited to paper, boxes, plastic.

No drugs, under 21 drinking, or other illegal activities anywhere on property.

If you break or damage an item let owners know, and if owners request, arrange for repair or replacement.

Do not leave out food which could attract pests.

Return all keys.

A signed rental agreement will be required before your stay. A sample rental agreement will be provided upon booking.

A charge of $25 will be incurred by guest, plus actual shipping charges, for housekeeping to ship items back to a guest after check out.

Check in is at or after 3pm, Check out is at 11 am, unless prior owner approval is obtained.

No refunds will be given for weather or other events unless authorities give a mandatory evacuation order.

In times of snow, if heavy enough, the driveway will be plowed before your arrival. Any snow shoveling or plowing after check in is the guests responsibility.

Keep property and furnishings in good order.

Use appliances for their intended use.

There is parking for 3 small cars in times of good weather, during snow there is parking for 2 cars.

Eagle Cabin is privately owned. The owners are not responsible for any accidents, injuries or illness that occurs while on the premises or its facilities. The owners are not responsible for the loss of personal belongings or valuables of the guest.

**Rental Rules**

1. Smoking is allowed outside only. No smoking is allowed inside the cabin or on the deck above the garage.
2. In times of snow, if needed, the driveway will be snowplowed upon arrival. However, if arrival is very late at night, the driveway may get covered in snow after the snowplow. Snowplow services are not available very late, and it is recommended to contact the owner to review arrival time if the Guest is planning on arriving late during snow. Guest is responsible for clearing driveway snow during their stay, and a snow shovel is provided. If a guest wishes driveway snowplow service during their stay, owners can arrange this at a $40 charge paid by guest.
3. People other than those in the Guest party set forth above may not stay overnight in the property. Any other person in the property is the sole responsibility of Guest. Guests are not allowed to exceed the occupancy limit agreed to above.
4. Guests should not create excessive noise at a level that disturbs neighbors; Code-enforced neighborhood quiet hours are from 10:00p.m. – 8:00a.m.
5. All of the units are privately owned; the owners are not responsible for any accidents, injuries or illness that occurs while on the premises or its facilities. 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.
6. Keep the property and all furnishings in good order.
7. Only use appliances for their intended uses.
8. Pets are permitted only with prior approval and the ***Pet Addendum*** must be completed.
9. Parking:

PARKING – Parking is limited to 2 vehicle(s) in times of snow, and 2 large or 3 compact vehicles in times of no snow. Vehicles are to be parked in the parking area in front of the cabin only. Parking on the road is not permitted.  Any illegally parked cars are subject to towing; applicable fines/towing fees are the sole responsibility of the vehicle owner.

1. Housekeeping: There is no daily housekeeping service. While one set of bed linens is included on each bed and 10 bath towels are included in the unit, daily maid service is not included in the rental rate. If swimming in summer we suggest you bring beach towels.

We do not permit towels or linens to be taken from the unit. If housekeeping service is desired please let owners know at least a week in advance, and if the housekeeper is available this may be arranged at renter’s expense.

1. Garbage: Any garbage must be stowed in the proper garbage or recycling receptacle, located outside in trashcans.
2. Items Left Behind:­ Please check the cabin before you depart. There is a charge of $25 plus actual shipping charges to have housekeeping ship back items that have been left behind.
3. Fireplace: The fireplace is a wood burning fireplace located in the living room. Please do not throw any paper or other combustible materials that is not firewood in the fireplace. One firelog or wood sold for use as firewood may be used in the fireplace, however please do not use an excessive amount of wood in the fireplace.
4. Water and Sewer: The property is on a sewer systems. The sewer system is very effective; however, it will clog up if improper material is flushed. DO NOT FLUSH anything other than toilet paper. No feminine products should be flushed at anytime. If it is found that feminine products or other non-flushable material have been flushed and clog the system, you could be charged damages up to cost to repair.
5. Storms:

***A:*** No refunds will be given for storms. Mountain roads are curvy and steep. Roads are well maintained and snow plowed during winter snow. We highly recommend 4 wheel drive and/or snow chains during winter months. We do not refund due to road conditions. If there is a storm or other inclement weather event, no refunds will be given unless:

* The state or local authorities order mandatory evacuations due to such event and/or
* A mandatory evacuation order has been given for such an event in the area of residence of a vacationing guest.
* The day that the authorities order a mandatory evacuation order we will refund:
	+ - Any unused portion of rent from a guest currently registered;
		- Any unused portion of rent from a guest that is scheduled to arrive, and wants to shorten the stay, to come in after the evacuation order is lifted; and
		- Any advance rents collected or deposited for a reservation that is scheduled to arrive during the evacuation period.