

Date 11-1-2023

Welcome to Stoney Ridge Lodge!

We are pleased you have chosen to stay with us & are excited for your arrival. It is our intention to provide you with unique relaxing & memorable experience. We have listed below our House Rules & Rental Agreement. We trust it will help in the understanding of our expectations while staying at the lodge, thus minimizing any confusion.

We do our best to meet every group upon arrival. The property and area have a lot to offer. Our Host/Concierge will provide a walk through upon arrival with the renter. If unable to be there in person, we will be available by phone until 11pm. Please text us your ETA when you have one. When you arrive and get inside please inspect the home and notify us if anything is wrong. Otherwise, we will assume all is good. Call: 267-374-8506

1. **NO SMOKING** inside the building whatsoever! Smoking can be enjoyed outside under the covered porches.
2. Please leave everything as you found it.
3. Read the listing carefully on our website. It is full of good details. Extra amenities that could be requested in advance if you would want too. Some require additional fees. A written quote would be provided prior to booking. If you have questions, please don't hesitate to ask! We would be glad to assist in making your stay stress free.
4. We provide all bedding, such as fitted sheets, top sheets, pillow cases, Lodge Soft Fleece Robes, bath towels & spa towels. We also supply blankets, comforters and pillows. We provide the above said items up to 16 guests. IF more than 16 guests we be lodging with us, the bedding cost for each bed will be additional \$50 per bed per stay.
5. We permit small dog under 20 lbs. If you bring your animal friend/pet they must stay on first floor and pet deposit required. Crated is preferred when possible. Our main concern is accidents in house or tracking mud/dirt in from outside. The Lodge is cleaned and checked with a Black Light prior to each stay. Pet urine glows white if detected. If your pet is not completely house trained, Please understand, we have a Pet \$300 Deposit. We don't use the deposit for your pet unless its determined by the black light inspection on carpets to see if an accident had happened. Your Deposit will be returned in full if no cleaning is required.
6. There are stairs — to access all 3 levels of living space.
7. The house is 100% private and all yours! You may see us outside tending to the grounds or passing by on shared driveway to our shop in the rear of the property. Feel free to say hello if you like!
8. Guest/Tenant shall fully indemnify, hold harmless, and defend Host/Stoney Ridge Lodge LLC, property owners and its agents from and against all claims, demands, actions, suits, damages, liabilities, losses, settlements, judgements, cost and expenses. (Including but not limited to reasonable attorney's fees and costs), whether or not involving a 3rd party claim, which arise out of or relate to any act or omission of guest/tenant or their guests.
9. Once this reservation is booked, we may allow you to increase the number of guests you bring past 16 people. Maximun 24 with addition fee. In other words, you can not start your reservation with 10 people and then email me later saying you have decided to have an event and invite 18 or 24 etc.
10. We do allow pre booked & approved events. We will notify you in writing any costs, approval or denial. You will have to provide event insurance listing Stoney Ridge Lodge. It is very easy and takes 5-10 min. We can refer you places we have worked with in the past. Maximum guest for event 48 persons. **Remember, you need prior approval prior to booking.** Just send us your event itinerary for review. We want your event to be successful. We also don't want cause any problems with township or neighbors. Thank you!

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11. If something gets accidentally damaged, please just let us know. Please be respectful of the home and property in general. If you do damage or break anything, please notify us. Any damage shall be recoverable from the renter to Stoney Ridge Lodge. Please do not move furniture, rugs, tables without asking first.
12. If you have children please clean up after them. For example, toys or food (chips, cookies, snacks etc.) they leave lying around on floor. Please DO NOT bring food (3rd level) upstairs. Please supervise your children and have them put things back from where they got them. Treat it with care, as if it were your own. :)
13. If you bring more than stated number of guests or over 16 guests, There will be an additional \$35 per guest a night, or \$50 per stay for use of facilities, Bath & Spa Towels and bedding sheets/comforters etc. Please be honest and accurate with the number of guests that are sleeping over before & after checkin. Thank you!
14. We reserve the right to refuse accommodation or demands from rude, disrespectful, and/or discourteous guests. We will not hesitate to terminate your stay at our discretion if you continue to harass/verbally abuse our staff. No refund will be returned. If the state police are called due to fighting, noise, illegal weapons, drugs. The renter lease will be immediately terminated, you & your guests must immediately vacate the property with no refunds. We understand it may only be one guest causing the issue. With the police assistance, it maybe determined that guest must leave only. We will work to help with this unfortunate problem.
- 15. EARLY CHECK-INS:** are not guaranteed. Airbnb/Vrbo allows you to choose a preferred check in time, but it is ultimately up to the host to approve any check-ins before 4pm. An accepted request to book does not mean your early check-in time was approved. You will need to send us a message asking us if you can check in early.
- 16. LATE CHECKOUTS:** must be approved by the management team. If you stay past your 11am check out time without approval, you will automatically be charged for the next nights' stay at the listing's full price. Please get permission first. We will gladly extend your time if we don't have other guests checking in.
17. Shipping PACKAGES: We do not allow guests to order mail/packages to this location for privacy reasons. If you attempt to have something delivered to this address, it will be rejected by the leasing office and we are not held responsible for its whereabouts.
18. MAINTENANCE: Understand that we are at the mercy of the unknown. We will make every attempt to get a mechanical problem remedied asap. Property management maintenance team for most general "fix-it" requests. will happen very quickly. We ask that all our guests are patient and understanding in regards to this. If a previous guest has damaged something minor and we were unable to fix it before check in, it will be reported to the Lodge staff, an you will be informed in writing at checkin with a fix solution.
19. CLEANING: Our cleaning fee is based on a courteous guest (e.g. someone who cleans up after themselves, puts dishes in the dishwasher, towels in the washer, leaves the place as they found it, etc.). If the housekeeping crew discovers an unreasonable mess post-checkout, we will charge an additional fee of \$300.00. Example: Yard has trash laying around. Interior rooms have mud/dirt on floors, dishes in sink, Cooking items not cleaned etc. Please be careful to pick up trash when leaving especially cigarette butts, empty bottles or cans, runaway napkins, plates, plastic bags etc. We do have a numerous trash cans with lids. Put bags in cans or just bag it up put on front porch and we will take care of it. Bag up all trash and place outside. (Trash bags provided)
- 20. NO loose pets at ANYTIME.** The forest is 4500 acres and heavily wooded. (Your beloved pet will be lost and your time at the Lodge will be stressful.) Unfortunately, there is little chance your pet will be located. Please, we love animals, and don't want your beloved pet to be lost or injured.

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21. Fire Pit, Gas Fire Wine Table, Wood Stove etc: Special Care should be taken to insure that safety is your number #1 priority all times! Any questions or concerns, you should IMMEDIATELY contact us 24/7! Call day or night is okay! Safety first! -FIREWOOD: Please use firewood we set up for you. More, under back deck. Feel free to forage in woods for fire wood. You Must Fill 3- 5 gallon buckets of water, keep near fire pit.

22. If hiking in the woods you should consider three things first...#1 Am I 100% certain YOU know how to get back. Highly recommend a compass, water, snacks and overnight gear if you get lost. Wildlife is abundant so be careful!! #2 Tell someone you are leaving, where you are going and when you are coming back. #3 Wildlife and Plants: Bear, deer, snakes etc...will be spotted on or around the property. Never approach any wildlife, especially bears!! Be careful not to touch Poison Ivy. It is a vine that grows up trees and around shrubs, 3 leaves and shiny. Also, check for ticks. We are in the Northeast of the United States and they are in the woods. If you are planning on hanging outside all day or night, we recommend bringing bug/mosquito repellent. Just as a precaution.

23. Hot Tub: Please no children under 12 allowed in Hot Tub. Please note, any guests with health issues should not enter the Hot Tub. 15 minutes the Tub has a reminder and shuts off.

For your safety and sanitary needs, everyone must take a shower BEFORE getting into Hot Tub. Body lotions, deodorant, perfumes & Make-up must be washed off in shower first.

Water in Hot Tub will get undesirable and difficult for water treatments work properly, if showers are not taken, thank you. We have very nice robes for each of our guests to travel from your room to shower etc.

The temperature of the Hot tub is set at 102 F. It takes 1 hour to lower or raise temperature 1 degree.

Enjoy the relaxing time in the beautiful new 64 jet 6 person unit.

24. SPORTS BAR: Reminder, **No smoking in the Lodge!** A fee to clean entire Lodge will be charged to renter by a professional service to eliminate the effects of smoking for next guests. We have several Smoking receptacles for ashes and butts are in **various exterior** locations which the checkin host will point out. We want the smokers to enjoy the right to smoke and have a dry place outside to relax. PLEASE Use Smoking Receptacles, Forest fires are real here!!!

25. No underage drinking or illegal substances are allowed on Lodge property PERIOD! It is your responsibility to insure children at the Lodge are kept safe. BYO is allowed. Clean up the area after your evening festivities are over. Trash, bottles etc are to be put in waste cans located by garage.

26. GAME ROOM: We have brand new arcades etc, please do not place any food or drinks on the Arcade games or pool table etc. Damage from drinks and food will be charged. Enjoy all the entertainment provided.

27. EXTERIOR NOISE: All exterior music and noise must end at 10pm daily.

Complete Exterior Quiet time is 11pm sharp. Not 11:01pm. Thank you

Renter Lease will be terminated immediately with no refund for unused nights for violating Township Noise Ordinance as listed above. Have fun but Please be respectful of neighbors. Thank you!

28. Cleaning and safety practices, Enhanced cleanliness measures Disinfectant is used to clean the property High-touch surfaces are cleaned and disinfected, sheets and towels are washed at 60°C/140°F or hotter

29. Lock all doors and close all windows. Turn off all lights and extinguish any fires.

30. Renter acknowledges they must depart Lodge property on date of the confirmed booking checkout 3pm

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By booking this Stoney Ridge Lodge located at 1916 Stony Garden Road, Kintnersville, PA 18930, you have read, understood, and agreed to all these House Rules, Rental Agreement, Rental Costs & Refund Policy.

Please sign below your acknowledgement & acceptance of the Page 1 - 4 of the House Rules/Rental Agreement Date 11-1-2023

Date of Rental Check-in: _____
Date of Rental Check-out: _____

Refund Policy: Cancellation of the Rental Agreement shall begin with a written request via Email directly to the Lodge: Email address **srl@stoneyridgelodge.com** We will acknowledge & reply receipt for your records.
90 Days before Check-in (85% Refund), 60 Days before Check-in (70% Refund)
30 Days before Check-in (50% Refund), 14 Days before Check-in (0% no Refund)
All refunds may be credited to your credit Card or Stoney Ridge Lodge Check will be mailed to the Renter.

Total Costs for Lodging Rental Dates Listed Above,
Include Rental of Lodge, Includes amenities listed within agreement for up to 16 People & all applicable Taxes.
Total cost for the above Lodge Dates as stated herein: \$_____

Renter Full name: _____ (please print legibly)
Address of renter: _____
Phone Number: _____

Emergency Contact #1: _____
Contact #1 Phone #: _____

Emergency Contact #2: _____
Contact #2 Phone #: _____

Signature of acceptance of Agreement Listed pages 1-4. X _____
Date: X _____

Signature of acceptance of Booking Dates Lodge CEO: X _____
Date: X _____

If you have any other questions please call anytime! We will gladly assist. Looking forward to your arrival.

Thank you,

David K. Lynch Jr.
Lodge Host / C.E.O.
267-374-8506

Safety Rules to Keep you Safe!!!

Please let me know if you think I missed any safety concerns or warnings and I will add them to this list.

Enjoy!

