

Boulder Lodge Housing Agreement

Boulder Lodge is pleased to offer housing for June Mountain Employees for the 2024/2025 season. Congratulations on choosing to live in beautiful June Lake! We hope your time with us allows you to enjoy working and playing in the Eastern Sierra. Our guest service objectives can only be met if you allow us to assist you. Please remember that we are always here to help. We want to provide a safe, affordable and comfortable place for you. Please contact us at any time if we can be of assistance. Enjoy this winter season!

We STRONGLY encourage you to read this agreement thoroughly, as we will not be held responsible for your failure to fully read and understand this agreement.

IMPORTANT CONTACT INFORMATION:

- Boulder Lodge Main Office.....760-648-7533**
- June Mountain.....760-648-7733**
- Mono County Sheriff (non emergency).....760-932-7549**
- Sierra Park Medical Clinic.....760-934-2551**
- EMERGENCY.....911**

This handbook is NOT designed to cover or state every rule, restriction or policy that applies to those living in employee housing. Common sense issues, like not making permanent changes to your room, are not listed in this document. If you base your decisions and actions on respect for others, Boulder Lodge property, and the environment we all need to live in, we will be very appreciative.

This Agreement is between Boulder Lodge, herein referred to as “Company”, and the individual employee of June Mountain, referred in this Agreement as “Employee”.

Resident Rights:

- 1. Employees have the right to reasonable peace and quiet. Each resident has the right to sleep without excessive disturbance.**
- 2. Employees have the right to expect roommates and others to respect each others' personal space and belongings.**
- 3. The right to a clean environment to live in.**
- 4. The right to free access to one's room and common room, without trouble from roommates or others.**
- 5. The right to courteousness from Company Staff and responsiveness to deal with problems and work towards solutions.**

Noise and Quiet Hours:

- Every Employee is entitled to reasonable peace and quiet.**
- Boulder Lodge is an operating motel and all Employees will respect other Guests' rights to peace and quiet. All Employees are expected to show consideration and courtesy to fellow Employees, Company Staff, and other Guests at all times.**
- Anyone may be asked to reduce the noise level at any time. If an Employee makes a request that is not respected, see the office staff immediately.**
- To achieve a peaceful environment, quiet hours have been established and will be enforced. "Quiet Hours" are the specified hours when noise is NOT to be heard outside of the unit from hallways, windows or common areas.**

Quiet Hours are 9pm-8am/ Seven days a week.

Guests and Visitors

- Guests or visitors of employees are NOT permitted in Employee Housing at Boulder Lodge. Guests are NOT allowed in any unit, at any time. Any Employee in violation of this rule will be subject to additional charges and subject to termination of the Agreement, leading to eviction. If your family or friends wish to stay at Boulder Lodge, have them check with the front desk for availability and rates.**

THEY ARE NOT PERMITTED TO STAY IN YOUR ROOM. If you are caught with unauthorized persons in your room, you will be charged \$50 per person, per night. _____(initial here)

Parking:

Parking permits cost \$50.00 for the season. All Employee vehicles MUST be registered with the front desk upon check in. The permit is valid only while employed at June Mountain and staying in Employee Housing at Boulder Lodge. There is NO GUEST PARKING at any time on Boulder Lodge premises. Non-permitted vehicles on Boulder Lodge property will be towed at owner's expense. Parking permits are NON-REFUNDABLE. A \$10 replacement fee will be applied for any damaged or lost parking pass. Boulder Lodge is not responsible for any damage that occurs to your vehicle while parked in our lot. You park at your own risk. This includes items stolen from your vehicle, and any damage caused to your vehicle from weather or other cars/persons. You are also expected to take your vehicle to work each day. _____(initial here)

Snow Removal:

Snowfall of 2 inches or more will require shoveling the walkway to your room, as well as the balcony of your unit (where applicable). One shovel will be provided for each unit. If you lose or break your shovel, a \$50 replacement fee will be charged. _____(initial here)

Snowfall of 4 inches or more will require vehicles to be moved to allow for the parking lot to be cleared. Fines may be incurred by anyone who does not move their vehicle. Plow operators have the authority to tow any vehicle, at the owner's expense, that inhibits the plow operator's ability to remove snow. Snow storage locations are NO PARKING ZONES and are strictly enforced. If you are not sure where to park, please contact the front office for assistance. Boulder Lodge will not be held responsible for any damages caused to vehicles during plowing. You are responsible for making sure your vehicle is cleared of snow and is visible. The plow driver cannot avoid what he can't see. YOU PARK AT YOUR OWN RISK IN THE LOT. _____ (initial here)

Maintenance:

We cannot fix problems that we do not know about. Please report any maintenance issues as soon as possible. Contact the front office during office hours. Contact numbers are located on the front page of this handbook. Maintenance concerns will be prioritized and addressed within 2 days of being reported. Employees will be held responsible for maintenance issues that go unreported and cause further damage.

Behavior:

Boulder Lodge is NOT affiliated with June Mountain and does not receive any compensation from June Mountain for housing Employees. However, your housing at Boulder Lodge IS contingent upon your employment with June Mountain. Problems and Evictions will be reported to Mammoth Mountain Housing Department and to your direct supervisor.

Any Employee who violates the rights of another, damages any part of Housing property or violates a Housing rule will be subject to termination of this Housing Agreement.

Any damage caused to Company property will be charged to your account. Damage charges must be paid before the following rent cycle to continue Housing privileges. The Company does NOT deduct rent and/or damage fees from your paycheck, but all outstanding balances and damages will be immediately reported to Mammoth Mountain Housing Department.

Your behavior is directly linked to your Housing privilege at Boulder Lodge.

If there is a complaint where a specific individual is not identified, ALL Employees of the unit will receive correspondence. If you receive any notice from The Company, please read it carefully. You will be required to respond or risk jeopardizing your Housing privilege. Failure to respond to our notices is also grounds for termination of this Housing Agreement.

Employee Responsibilities:

- **All the Employees in a unit are responsible for what goes on within their unit.**
- **Any damage or illegal activity that occurs in a unit for which a specific individual does not take responsibility will be considered the responsibility of ALL the Employees of that unit.**
- **Any damage or illegal activity that occurs in a unit or on the property may result in the eviction of all Employees of the unit.**

where cigarette butts are found. Failure to comply with our NO SMOKING policy will result in termination of the Housing Agreement. There is NO SMOKING within 50 feet from any building, doorway, window or public area, including decks, balconies and patio.

In the event that drug/marijuana paraphernalia is found in a unit, and/or we receive complaints from guests/employees about pot smell, and NO ONE admits to owning it, ALL persons in that unit will be evicted immediately. We will NOT tolerate the use of pot, or other drugs, at Boulder Lodge. _____(initial here)

Pets:

There are no pets allowed in Employee Housing units at any time. If a pet is discovered in your unit, there will be a \$50 fine. Failure to remove the pet from the premises will result in the termination of the Housing Agreement.

Our dogs (Frank, Oreo, Belle, Dottie, and Reeces & Puffs) are NOT allowed in your unit at anytime. Please don't let them in. And please check with us before feeding them anything. Thank you!

Fire Protection:

- All units are equipped with smoke detectors. These devices are provided for your protection and under NO circumstances should you tamper with them. If you remove or tamper with the smoke detector you will be subject to termination of your Housing Agreement.
- All floors are equipped with fire extinguishers. If you disable or pull a fire alarm when there is no evidence of a fire, you will be subject to a fine from the Fire Marshall and will face immediate eviction.
- No indoor or outdoor BBQ-ing of any kind is allowed.
- Burning of candles and incense is strictly prohibited in all Housing units.
- **Employees must keep all clothing, bedding, furniture, etc. away from the heaters in your room, because of fire danger. The space in front of the heaters must be clear, at all times. _____(initial here)**

Unit Entry/Housekeeping

- Company staff may enter each unit for housekeeping inspections and maintenance inspections. Employees are responsible for keeping items off the floor, bed and counters. If you have more things than can be

stored in the drawers and shelves, you will need to arrange to store them elsewhere. If personal items are left in the way of performing unit inspections/maintenance repairs, you will receive a notice of violation which may lead to additional fines.

- It is required for you to have your heat set **NO HIGHER** than 68°F while the unit is unoccupied. Company staff will be checking rooms daily. If your heat is set higher than 68°F, while unoccupied, an energy surcharge fee will be applied to all occupants. If you have more than two violations, the fee will go up _____ (initial here)
- Employees are responsible for daily trash removal from units. Please see the office managers for the location in which to place your trash. We will also provide trash bags upon request. (at the cost of \$.50 each)
- **Company Housekeepers will NOT do your dishes OR clean your rooms! You are expected to keep things clean in your room. This means keeping your dishes washed and bathrooms clean-especially the toilet. _____ (initial here)**
- Company Staff may initiate entry of a room and/or room inspection when there is reason to believe that a serious violation of policy has been committed and/or evidence of such may be found in the unit.

Cleaning Retainer/Application Fee Information:

Each Employee is required to pay a \$50 non-refundable application fee during the application process. A security fee of \$400 is due upon check in, and will be held as your security/cleaning retainer. Upon check-out, your unit will be inspected for cleanliness, damage, and any missing items. A list of required cleaning, and their fees, will be listed below. If you do not owe any additional fees, beyond what is listed for damages and cleaning, your remaining retainer fee will be returned to you after the end of the season.

It is your responsibility that The Company has your forwarding address to ensure you receive your funds in a timely manner. Retainers will be refunded via check drawn on a U.S. bank.

Employees who are EVICTED will NOT receive any refund of their retainer.

Mandatory Cleaning Fees

-Carpet cleaning fee - \$100-\$200 per unit (rate will vary depending on size of unit. Fee will be equally split between all roommates in unit.)

- Deep cleaning by Housekeeping staff - \$35/hour, per unit. Our housekeepers will be cleaning each unit after it is vacated by Employees, regardless of how clean Employees leave it. The base price will be \$35 for the first 0-60 mins of cleaning and then \$35 for each hour required after that.

Rent:

The Company does NOT have the ability to deduct rent from your paycheck. It is your responsibility to make certain you pay your rent on time. Rent is calculated daily but will be charged on a bi-weekly basis. (We try to have rent due the same week as your pay day.) We MUST receive a payment from you every other week. In an effort to simplify the rent paying process, we require each employee to fill out an “automatic credit card charge” form so that we may automatically charge your rent every other week. Payments will be charged every other Friday and/or Saturday. Please make sure that your card has sufficient funds. In the event your card is declined, we will notify you immediately. You will then have 48 hours to make a payment before late fees begin to incur. (The form will be available upon check-in) Rent payment is due for the weeks coming up. (Just like paying your rent on the 1st of the month). Failure to pay rent on time may result in eviction.

Per county rules, we must charge 12% occupancy tax to all persons who stay less than 31 days. To avoid this, all employees will now be required to pay for 31 days rent regardless if they leave before the 31 day mark or not.

The nightly rental rates are based on the assumption you will be staying with us the entire season (Dec-April). Because of this, if you decide to move out before the end of the season, your nightly rent rate may double and you will be responsible for backpay on nights already stayed. _____(initial here)

A returned check fee of \$50 will be charged for bad checks. If a check is returned, you will lose the privilege of paying by check and additional fees for recovering funds may apply.

If you are under the age of 25, OR have never lived on your own before, the Company will require a co-signer on your application. The co-signer will be asked to provide a credit card that can be charged for rent if the employee fails to pay rent for two or more weeks. The company will contact the co-signer before the card is charged.

Rates (per person/per night):

\$24/night - 2 bedroom/2 bath apartment – (4 to 5 people in a unit) all share the kitchen and living room. 2 to 3 people share a bedroom and bathroom.

\$27/night - Shared unit with 2 beds, kitchen and most with separate bedroom and living rooms (usually 2 people per unit)

\$29/night - Single room (no kitchen) has a mini fridge and microwave. This option is best for short term or holiday employees, or those who do not care to cook or do not want roommates. There is a double or queen bed so a couple would be accepted for this room if desired. There is NO COOKING in this unit, (NO hot plates/crockpots/instant pots), except with the microwave. _____(initial here)

\$30/night (Unit for 2 or 3 people) One person has a private bedroom, and the second bedroom would have 1 or 2 people in it (if 2 people are in one bedroom, their rate would be \$27 each) shared living room, kitchen, and bathroom.

\$50/night Private unit for 1 person, with private kitchen, bath, and living area.

Couples will be accepted into private units for 1-2 people. Couples are NOT accepted into \$24/ night units with 4 to 5 people. Rate is per person and contracts are individual.

At the discretion of management, you may be moved or reassigned to another unit at any time. The Company will make the best effort to keep Employees in the same rate category but reserves the right to put Employees in any room needed. Consolidation will occur as needed, please be prepared to relocate, as necessary. _____(initial here)

Additional Rules and Regulations:

- **Fines will be imposed on individuals and units for trash found where it does not belong.**
- **Do not leave food or trash in your vehicles. The Company is NOT responsible for damage to vehicles. Black bears are often light sleepers in the winter. Eliminate the risk of a problem with a bear by keeping your car free of food and trash.**
- **Roommate requests are not guaranteed, and The Company reserves the right to change roommates at any time.**

- If your employment with MMSA is terminated, your Housing Agreement may be terminated, and you will have 24 hours to complete the necessary check out procedures and vacate the unit. If you do not vacate the property within 24 hours, you are subject to continued use fees, re-key charges and all legal ramifications.
- If you are evicted from Boulder Lodge you are not allowed on the property at any time. A Trespassing Notice will be filed with the Mono County Sheriff's Office if you are found in violation.
- Check out procedures are available at the front desk during business hours. **The Company requires a minimum 7 day notice when you are planning to check out. Employee will be responsible for up to 7 nights rent if you fail to notify the Company properly.** You are responsible for making an appointment to check out during business hours. You will not be considered checked out, and rent will continue to be charged, until Company Staff inspects your room. Keys must be returned. \$50 lost key, or re-key, fee applies when necessary. Your apartment must be cleaned to receive any deposit refund, regardless of if others are still living in the apartment. _____(initial here)
- The Company has the right to terminate the Housing Agreement at any time, and for any reason.
- Violation of Housing Agreement, any rules, restrictions and policies may result in immediate eviction and eliminate future potential for Housing at Boulder Lodge.

Amenities:

- ❖ The Company provides linen rental upon check in for \$50 for the 2024/2025 season. Rental includes: 2 sheets, 1 blanket, 1 bed pad, 1 pillow and pillowcase. Linens can be exchanged weekly with the company. Bed pads are required, in order to protect the mattress. If you do not bring your own bed pad, you may rent one from the Company for \$20 for the season. Also, it is expected that you will always keep the mattress covered with the bed pad and at least the bottom sheet. _____(initial here)
- ❖ The Company does NOT provide towels, bathmats, or kitchen towels.
- ❖ The Company does NOT provide any toilet paper, soap or personal hygiene products. However, toilet paper may be purchased at the front desk for \$1 per roll. **No wipes (this includes any wipe that claims to be "flushable"),**

tampons, paper towels, or anything other than small amounts of toilet paper can be flushed in the toilet. Units with backups caused by violation may be charged fines accordingly, And/or the cost to fix the plumbing.
(initial here)

- ❖ **The Company DOES provide shower curtains, dish soap and sponges for dish washing. Trash can liners can be purchased at the front desk for \$0.50 each. We encourage cleanliness. Please be courteous and pick up after yourself.**
- ❖ **Use of the hot tub is permitted. Towels available in the pool rooms are for Boulder Lodge Guests, NOT JUNE MOUNTAIN EMPLOYEES. Please use your own towel. Violation of this is not acceptable and is cause for termination of the Housing Agreement.**
- ❖ **In kitchen units, only refrigerators, and oven/stove ranges are included. If you'd like a microwave, toaster, or coffee pot, you are responsible for supplying these small appliances. If you'd prefer to rent them from us for the season, we may be able arrange this for a small fee. (There is a limited number of these items available for Employees and they are distributed on a "first come, first served" basis) In the kitchen units, there is a basic set of pots and pans and a few cooking utensils only. Plates, bowls, cups, silverware, etc are not provided.**
- ❖ **There are not TVs in all units, you may bring your own, if you wish. PLEASE NOTE: our Wi-Fi does NOT reach all units. If you are planning to use a streaming service for your TV/laptop in your unit, please know that it most likely will not work. Wi-Fi is available in our office and on the patio area during regular business hours.**

***COSIGNER NAME AND PHONE:**

Are you 18 or older? _____

Have you ever lived in the Eastern Sierra before? _____

Have you ever lived on your own before? _____

Will you bring a vehicle _____

Make, Model, License _____

Do you plan to stay at Boulder Lodge for the entire season? _____

Roommate preference _____

Please mark your preferred room preferences as 1, 2, and 3.*

Shared Bedroom/Shared Unit 4 to 5 people \$24/night/person _____

Shared Bedroom/Shared Unit 2 to 3 people \$27/night/person _____

Private Unit (No Kitchen) \$29 /night/person _____

Private Bedroom/Shared Unit 2 (or 3*) people \$30 (or \$27*) /night/person _____

Private Unit w/ private kitchen, bathroom and living area \$50/night/person _____

*While we do our best to accommodate your 1st choice, please understand that rooms are rented out to applicants in the order they are received. If you do not get your first choice, you may be added to a waitlist once you move in.

Any additional information you'd like to share (example: preferred roommate language, estimated arrival date, etc)