

Grandview Acres Booking Terms and Conditions:

Thank you for choosing Grandview Acres. We look forward to welcoming you to our Lodge and/or Bunkhouse. By booking with us you are entering into an agreement with us. Please review our terms and conditions. Proceeding with your booking will serve as agreement to these terms.

- **Check-In:** 4:00pm-9:00pm
- **Check-Out:** 11:00am

Your **privacy** is important to us. Any data collected during this booking will be confidential and not share with any third party.

Reservations are required:

Prices include accommodation only and are subject to state and local taxes. A nonrefundable deposit of one night's stay is required to guarantee reservations. Final payment is due 30 days before reserved date. If balance isn't paid by 30 days prior to reservation date, 2 attempts will be made to notify you. If we cannot reach you, we will cancel your reservation and offer your dates to someone else.

- **Payment methods:**
Cash
Credit or debit card (+3% transaction fee)
Check- mailed deposit check must be received in 7 days.
- **Excess cleaning/Damages:** a credit card is required to be kept on file to cover any damages to furniture or property, and/or an excess cleaning fee (\$250-\$500). You will be notified concerning findings on inspection of property after you check out. Complete the Credit Card Authorization form when making deposit or final payment.
- **Cancellation** notice must be received before final payment is due, at least 30 days in advance of reserved date. Deposit is non-refundable. No refunds will be made for early departure.
- **Non-availability of accommodation-** we would only cancel your stay if something happened beyond our control to render your reserved space unusable or unsafe. You would receive notice as soon as possible and be given a full refund including deposit. Our liability would not extend beyond this point.

No smoking or vaping in any Grandview Acres building. Smoke/vape only outside, not within 50 ft of windows or doors and away from others. Please be respectful in this matter. If evidence of smoking in any room has occurred, a \$500 cleaning fee will be charged.

Alcohol is permitted on our property. Responsible drinking by adults 21 years and older is allowed. Underaged drinking and disorderly conduct are strictly prohibited. Grandview Acres reserves the right to ask anyone abusing their privileges to leave the property immediately without refund.

Dogs are welcome at Grandview Acres, but must remain outside with their owner's supervision, or in their reserved kennels. If your dog is prone to wonder, please keep them on a lease. Do not bring them into the lodge or bunkhouse. If the forecast predicts unfavorable weather conditions for your dog to remain outside, simply ask Grandview Acres owner permission for an exception to be made. If there is evidence of animals being inside any of the buildings without permission from property owner, a \$500 fee will be charged to your card on file. For the safety of all our furry friends, please make sure your dog is up to date with all vaccinations and in good health.

Kennel: We have four 10x10 covered kennels available. We only charge \$1/day to aid in logistics of reservation. It is the dog owner's responsibility to maintain the cleanliness of the kennel while in use. Hose provided. The kennel must be thoroughly washed down at time of checkout.

Shared spaces: unless you rent the entire property there will be spaces shared with other guests. All gathering rooms, some bathrooms, outdoor fireplace pavilion, grills, shed are considered shared spaces. Please be respectful of others, clean up after yourselves, and be quiet from **10:00pm until 6:00am**.

Burning of combustibles is not allowed within any Grandview Acre building. This includes, but is not limited to, candles and incense. Outside fires are only allowed in fireplace and barbecue grills.

Please keep all **valuables** always secured. Grandview Acres is not responsible for missing personal items.

Damages and Breakages are the responsibility of the guest. For the safety of others please report any incidents when they occur.

Kitchen: Unless you book the entire bunkhouse, the bunkhouse kitchen is for shared use between all registered bunkhouse guests. Please clean up after yourselves and keep any food items you are not willing to share with others packed away. It includes a stove (cooktop and oven), dishwasher, microwave, toaster, crockpot, full size refrigerator, ice machine, commercial coffee maker, outdoor 4 burner gas griddle and charcoal grill. Also provided are plates, cups, bowls, cooking utensils and silverware. Various baking sheets, pots, pans, casserole dishes are provided.

The Main Lodge Kitchen is a fully stocked gourmet kitchen. It is only available for use by the guests renting the main lodge. It includes a gas cooktop, oven, refrigerator, microwave, dishwasher, pots, pans, baking sheets, casserole dishes, mixer, blender, rice cooker, knives, measuring and

serving utensils. Just outside the kitchen on the side porch is an upright freezer, 4 burner gas griddle and gas grill. Please clean up after yourselves and put all unwashed dishes in the dishwasher before you check out.

Housekeeping: We value your privacy, so we will only clean your private space at the end of your stay. If at anytime your room needs attention, please let our staff know. When you book 5 or more days, if you wish, we will be happy to clean halfway through your stay, just let us know when accessing your room might be convenient. Shared bathrooms and gathering areas will be cleaned daily.

Accessibility: Grandview Acre structures are all built at ground level. Our full bathroom toilets are wheelchair accessible. Our showers are all a step-into style with a low threshold. There is a sidewalk connecting our areas. The parking lot is gravel.

Photos: Grandview Acres Lodge reserves the right to take and use images of our guests for advertising, display, publication, or other purposes. Please initial your permission for Grandview Acres to use images of yourself and those in your party.

Events: Grandview Acres is thrilled you have chosen our property to host your special celebration. With celebrations come unique circumstances we should be clear about to protect you and your guests and Grandview Acres property.

- Decorations- should be freestanding. No tape, nails, screws, staples, tacks or penetrating items should be used on our walls, bricks, furniture or trees. Nothing should be hung from our light fixtures. Floral arrangements should have underlying trays to prevent water damage. Battery operated, "flameless" candles are the only candles allowed.
- Alcoholic Beverages- beer, wine and champagne may be served free of charge to guests of legal age (refer to Alcohol clause). A licensed bartender and event liability insurance policy are required if mixed drinks and/or hard liquor will be served to event guests. Any and all liabilities arising from the consumption of alcoholic beverages on the property are the responsibility of the individual renting the property to host the event.
- Furniture/Decor Rearrangement – we understand you may need to rearrange our furniture to better meet your needs. Any items moved should be placed in an area where it will be safe from damage. Lodge decorations can be placed inside the large wooden display case. Inside furniture should remain inside the building, but can be moved to a bedroom or hallway. All items moved should be returned to their original positions before checkout.
- Celebration Items-The following items may be used OUTDOORS ONLY: bubbles, lavender, real flower petals. Items NOT allowed: rice, confetti, party string, glitter, sparklers, or fireworks.
- Rented items- must be delivered and removed from the property during your rental period unless prior arrangements are made with the owner. Table, chairs and other items brought on the property should be fitted with felt/rubber feet to protect floors.
- Vendors- it is the responsibility of the individual renting Grandview Acres to communicate all terms and conditions to the vendors they choose to use.
- Music/Entertainment- Volumes must be kept at reasonable levels as to not disturb our neighbors Music must end by midnight on Friday/Saturday nights and 10:00pm on Sunday-Thursday. All equipment must have felt/rubber feet or be placed on carpet to protect floors.
- Clean up- Grandview Acres will be in a clean condition prior to your event. You are required to return the property to the same clean condition in which it was found. All garbage should be bagged and removed from the property.

Game Cleaning Station: We offer a game cleaning area for your convenience. A stainless steel sink and countertop and trash receptacle are on the north side of the bunkhouse. If you use the space, it is your responsibility to clean up after yourselves. Please clean all surfaces, remove all carcasses, and replace trash bag. Carcasses must be disposed of off Grandview Acre property. During periods of potential for freezing temperatures, the water will be disconnected from the sink. If you use it, please disconnect it again when finished.

Grandview Acres and its owners do not accept **liability** for damage, loss or injury to any guest or their vehicles or possessions unless proven to be caused by a negligent act by ourselves or our employees.

Grandview Acres reserves the right to **terminate** the balance of any guest's stay without refund or restitution for any behavior that violates the above terms and conditions, or that disrupts the operation of Grandview Acres. Other fees may be assessed related to, but not limited to, missing or damaged property, cleaning fees, loss of property use fees as Grandview Acres sees fit and appropriate.

Services and Amenities:

Bedding and Towels
Toiletries- shampoo and body wash
Hairdryer
Coffeemaker; coffee grounds, creamer and sugar
Cards and board games
Flat screen TVs in common areas with Roku/Chromecast

Lockable Bedroom Doors
Firewood for the outside fireplace in
Charcoal and/or Gas Grill
Storage shed- park your equipment out of the weather.

