

Hocking Lodging Company:

HIGH ROCK HIDEAWAYS Booking Terms/Rules of space + Indemnification Waiver

BOOKING TERMS/RULES OF ALL HIGH ROCK HIDEAWAYS PROPERTIES:

Below is the Leasing Agreement/Rules of space for any property under High Rock Hideaways/Hocking Lodging Company management. By continuing with your reservation and making payment, you are electronically agreeing to the guidelines set forth.

- 1) Must be a min of 21 years old to rent. Minors must be under adult supervision at all times.
- 2) Cabin check-in is after 4:00pm. Check-out time is by 11:00am. We cannot accept early arrivals due to cabin cleaning and hot tub maintenance.
- 3) Cabins are only for paid/registered guests. NO visitors are allowed at the cabin.
- 4) **UP TO TWO DOGS UNDER 30 LBS EACH ARE PERMITTED** at following properties: American Hollow, Bearadise Cove, Nature's Paradise, Silver Wolf & Trail Ridge for \$30/pet/stay. Up to two dogs under 30 lbs are permitted/free at any RV site. **DOGS ARE NOT PERMITTED** at The Lakota and Yesteryear. Evidence of unregistered pets results in a minimum \$300 fine.
- 5) Quiet hours from 11pm-8am.
- 6) No fireworks/firearms permitted. No hunting. \$300 fine applied for evidence of this.
- 7) Smoking is not permitted inside cabins or anywhere on decking. If evidence of smoking in these areas is discovered, a \$300 fine will be charged. If you do smoke, do so in the gravel drives/fire pit areas. Dispose of butts properly. Additional cleaning charges will apply.
- 8) Fires are permitted at your cabin fire pit only. Do not move or put garbage in the fire rings. Make sure that your fire is extinguished when done. Firewood is available for cash purchase inside the entrance of High Rock Hideaways. Don't forget fire starter and lighters.
- 9) Bodily fluids: You will automatically be fined \$300 for any bodily fluids that need to be cleaned; vomit, urine, blood, etc. Add'l costs may occur if damage/stains aren't repairable.
- 10) Parking area can sustain roughly 2 vehicles. 4 wheel drive recommended in inclement weather. There are NO REFUNDS due to weather/driving conditions/cars getting stuck.
- 11) Off-road vehicles, atvs, 4wheelers, etc., are not permitted to be used. Motorcycles are permitted as a means of transportation to and from the property only.
- 12) Hot tubs: We will not issue any refunds for hot tub failures or for the rare instances of inability to use during your stay. Our hot tubs are routinely changed & continuously sanitized. Hot tubs left excessively dirty may be subject to a \$200 clean-up. Damage to hot tub covers will result in a \$400 replacement fee or exact cost of cover. Glass not permitted in/around hot tub. Please plan accordingly by bringing disposable cups and/or cans. If evidence of glass is found in/around the hot tubs, it will result in a \$200 clean-up charge. Hot tub usage instructions are posted at each cabin.
- 13) Unit is inspected & maintained prior to your arrival. We do not issue refunds in the event of mechanical failures, power outages, absence/unexpected availability of usage of any items, hot tub issues, nor for any utility; cable, etc., problem.
- 14) Cabin check out: Please follow the specific check out instructions posted in the cabin at your time of departure. Check out is by 11am. Be respectful of these times noted. If you have a delay in checking out with our cleaning/maintenance crews waiting, you may be charged a \$200 fine/hour (\$50 for each 15 minute increment) for delay as we are doing our best to prepare for our next guests in the short time provided.
- 15) Trash must be removed from cabin indoor/outdoor bins and placed in the commercial dumpster near entrance of High Rock Hideaways at conclusion of stay.
- 16) FORGET SOMETHING?: We will ship out to you for the cost to ship + \$10 ship fee.

INJURY/LOSS/ILLNESS (INDEMNIFICATION AND WAIVER):

The owners are not responsible for any accidents, events, injuries, or illness that occurs while on the premises or facilities. By accepting a 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 premises.

You hereby agree to indemnify, defend, and hold The Hocking Lodging Company, the property owner, and any affiliated party harmless from any and all claims, demands, costs, liabilities, losses, expenses and damages (including reasonable attorneys' fees, costs, and expert witnesses' fees) arising out your use of the property, or any use of the property by your guests.

DAMAGE BY GUESTS:

In the event of damages or extra cleaning requirements created by guests not covered above, additional charges may be applied to the security deposit and/or credit card on file with our office.

This Agreement shall be governed by and construed in accordance with the laws of the State of Ohio. Any action brought by either party against the other concerning the transactions contemplated by this Agreement shall be brought only in Hocking County, Ohio.

PLEASE FORWARD THIS AGREEMENT ONTO ANY MEMBERS OF YOUR PARTY FOR FULL UNDERSTANDING BY ALL GUESTS. FAILURE TO FOLLOW THESE POLICIES WILL RESULT IN DEDUCTIONS FROM THE SECURITY DEPOSIT AND/OR FEES CHARGED TO THE RENTER'S CREDIT CARD ON FILE.