

Hocking Lodging Company:

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

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) Quiet hours are from 10pm-8am.
- 3) Up to two dogs under 40 lbs each are permitted at the following properties: American Hollow, Bearadise Cove, Margaritaville, Nature's Paradise, Silver Wolf, Trail Ridge & Tumbleweed for additional rates. Up to two dogs under 40 lbs are permitted/free at any RV site. Dogs are not permitted at The Lakota and Yesteryear. Evidence of pets results in a minimum \$300 fine.
- 4) Cabins are for 2 paid/registered guests. Margaritaville is for 4. No visitors are allowed at the cabins.
- 5) No fireworks/firearms. No hunting/shooting. Evidence of such results in additional charges.
- 6) No smoking/vaping indoors or on decking. Evidence of such results in additional charges. Guests are welcome to smoke around the driveway/fire pit area off site, but not anywhere on or near the decking/cabin. Clean up your waste.
- 7) At the conclusion of your stay, trash must be removed from indoor/outdoor bins and placed in the commercial dumpster at the entrance to High Rock Hideaways. This can be achieved by placing the bags of trash on the hood of your vehicle and driving it to the dumpster. At any time during your stay, do not leave loose bags of garbage outside unless they are protected inside the closed and sealed critter-proof cans. Failure to take trash to the dumpster results in fines.
- 8) You are automatically charged for any bodily fluids that need to be cleaned. This includes vomit, urine, blood, etc. Add'l costs may occur if damage/stains are not repairable.
- 9) Parking area can fit 2 vehicles. 4-wheel drive required in inclement weather/recommended all other times. Some driveways are VERY STEEP. There are no refunds due to weather/driving conditions/cars getting stuck. Off-road vehicles, golf carts, atvs, 4wheelers, etc., not permitted.
- 10) No confetti, glitter, balloons, tape etc., associated w/ decorating. Excessive clean up charges (hourly rate) applies if housekeeping is required to clean decorations.
- 11) Hot tubs: We will not issue any refunds for hot tub failures or for rare instances of inability to use during your stay. Our hot tubs are routinely changed/continuously sanitized. Hot tubs left excessively dirty are billed accordingly. Damage to hot tub covers results in exact cost of replacement. Glass is not permitted in or around the hot tub. Bring disposable cups/cans. Evidence results in additional charges.
- 12) 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., problems.
- 13) Please follow our final email for specific check out instructions at your time of departure. We also post check out directions in the cabin. Be respectful of times noted. If you delay w/ cleaning/maintenance crews waiting, you face \$200 fines/hour (\$50 for each 15 minute increment) as we are doing our best to prepare for our next guests in the short time provided.
- 14) Did you forget something? We will ship out to you for the exact cost to ship + \$10 shipping 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.