

PINE MOUNTAIN LAKE HOUSE RULES

20887 McKinley Way (Unit 10 Lot 2)

Dear guests,

Hello and welcome to my home! I'm so happy you chose my property for your vacation.

Before you settle in and get comfortable, I would like to make you aware of the House Rules in place at this vacation rental. Understanding and complying with the house rules will make for a comfortable and fun stay for everybody! Please ensure you read and fully understand the house rules at the beginning of your stay. If anything is unclear, please contact me so I can explain in further detail to avoid any misunderstandings. **Not complying with house rules could result in a penalty of deduction from your security deposit.**

- Please treat my house with the same respect as you would your own home. This is my home away from home, and I've put a lot of effort into making this a lovely space to be enjoyed by my guests also. **You are responsible for putting the house back in the order in which you found it, or better!**
- I want you to enjoy your vacation and time at my home to the maximum, but I do have to set some restrictions on visitor numbers for safety reasons. As part of this vacation rental agreement, I need the names of each member of your traveling party.
- Pine Mountain Lake is a gated community with 24hour security. Gate Guard will give you a pass to keep in your car. This gives you access to all the facilities for the length of your stay, up to 7 days.
- Summers are very dry here, do not leave BBQ unattended. Make triple sure coals/ash are completely out/cold.
- No Pets.
- This vacation rental is a smoke-free zone.
- All trash/recycling must be taken with you, or you may purchase a Moore Bros. prepaid garbage bag at the front gate upon entry. The Moore Bros garbage bin is at the PML Maintenance Yard at the end of Tannahill Drive.
- Parking in driveway only. You will get a ticket if you park on the street.

CHECK-IN TIME TBD /CHECK-OUT TIME TBD

At check-out, all rooms and floors are clean and put back in order as you found it. All windows and doors are locked. Oven, Ceiling fan, heaters and A/C off, and water faucets completely turned off. Empty fridge of all foods and beverages that you brought and take home with you. Take all garbage and recycling with you or to Moore Bros. garbage bin. Leave the home in as good condition and you came into it.

SECURITY

While I have taken the necessary measures to make this vacation rental safe for incoming guests, you also have a role to play in ensuring the safety and security of your party. There are actions you can follow to keep the house secure during your stay.

- Any time guests leave the vacation rental, it is their responsibility to ensure all windows and doors are closed and locked to maintain security.
- We are not responsible for the loss of any personal belongings or valuables.

DAMAGE AND BREAKAGE

While I know my guests won't intentionally break anything at this vacation rental, I understand accidents can happen sometimes. Here is what you need to know about accidental damages or breakages during your stay.

- Always report any accidental damages or breakages in a timely manner, especially before check-out.
- In case any damage to the property or its appliances is not covered by our insurance, the **guest will pay for the repair or replacement costs.**

KITCHEN & SUPPLIES

No doubt one of the biggest advantages of staying in this vacation rental is the fully furnished kitchen & household supplies. I have provided all the basics needed.

- To simplify the inventory process, please return any kitchen items back to where you originally found them.
- Kitchen cleaning products are under the sink, and also in the white cabinet on the first floor. If any products run out (cleaning, condiments, seasonings, paper items, etc....) during your stay, please let me know so I can replace them for the next guests.

COMPLIANCE AND FINAL AGREEMENT

I've set out these house rules so that every guest visiting this property has a safe, secure, and most importantly fun stay at my home. Compliance with these rules is essential for every member of the traveling party. I hope you have a great time and find everything you need.

- Breach of any of these house rules is a **breach of the terms and conditions** of occupancy, as per the rental agreement you have signed. Breach of rules will forfeit any further rentals at my home, and will forfeit your security deposit.
- I reserve the right to evict any guests or visitors from the property who refuse to follow these house rules.
- In any case, please use common sense while staying in my home. If you're unsure about any of the house rules and require further clarification, please give me a call.

I/WE the Applicant, have read and fully understand these Rules, Terms, and Conditions, and acknowledge having received a copy of the same.

Print Full Name: _____

Signature: _____

Today's Date: _____

Rental Dates: _____ to _____ Days: _____

(3-night minimum stay)

Daily Rental Fee: _____ Total Cost: _____

Security Deposit: _____

Email: _____

Cell #: _____

WAIVER AND RELEASE

- Payments in full (cash or check) will be paid 1 week in advance prior to rental period.
- Renter must give at least 48 hours' notice of cancellation.
- A 50% cost of the rental fee for cancellation will apply if cancelation is under 48 hours.

A) The Applicant (aka; Renter) hereby acknowledges and confirms that the Applicant will occupy the house during the rental period completely at the Applicant's own risk. Neither Christine M. Aluia nor Pine Mountain Lake Assoc., is in any way responsible for any act or omission, negligence, gross negligence, accident, injury, damage of any kind, acts of Mother Nature, power outages, or any other loss of any kind caused or contributed to by any party during the rental period.

B) The Applicant hereby releases both Christine M. Aluia and Pine Mountain Lake from any and all claims of any kind that may arise as a result of any act of omission, negligence, gross negligence, accident, injury, damage of any kind, or any other loss of any kind caused or contributed to by any party that may occur during the rental period.

C) The Applicant hereby releases Christine M. Aluia or Pine Mountain Lake from any and all claims of any kind that may arise as a result of or that are in any way related to the Applicant's use of such property during the rental period.

I/WE the Applicant, have read and fully understand these Rules, Terms, and Conditions, and acknowledge having received a copy of same.

Print Full Name: _____

Signature: _____

Today's Date: _____

Rental Arrival Date: _____ Departure Date: _____

Email: _____ Cell#: _____

AMENITIES AT PINE MOUNTAIN LAKE Open May thru October
Go to <https://www.pinemountainlake.com> for all amenities

Pine Mountain Lake Marina and Beach & Lakeside Cafe

12495 Cassaretto Court

Lake Hours 6 am. to 10 pm. Our personnel are dedicated to maintaining a friendly, wholesome environment for lake activities and outdoor recreation.

*You will find car passes to the lake hanging on the refrigerator. You will hang this on your rearview mirror. Please remember to put back for the next guest.

LAKE LODGE BEACH

Pine Mountain Lake Lodge

20270 Pine Mountain Drive

PML LAKE CRUISES

Sign up for Lake Cruises at the Marina store or call (209) 962-8631. Charter the boat for your own group. Only \$95 for 1 hour cruise, 6:30 - 7:30 pm.

Maximum capacity up to 16 adults. You may bring your own refreshments.

Call for reservations.

WATER TAXI

This is the perfect solution to avoid the crowded parking at the Marina. Park your car at Fisherman's Cove, Dunn Court or the Lake Lodge and ride one of our two custom 20-passenger water taxis. Water taxi rides are available free of charge 10 am to 6 pm daily (with the last departure from the Marina at 5 pm)

POOL

12600 Mueller Drive (209) 962-8634 (seasonal number)

The Pine Mountain Lake Pool is a family recreation center with many different activities: ping pong, board games, cards, books and magazines, water toys, and more are all available from the pool attendants.

Guests must be accompanied by a property owner or have a valid guest pass.

PML Golf Course is open year-round, 7 days a week

Pine Mountain Lake Golf Course, designed by William F. Bell, has been rated "4-1/2 stars Best Places to Play"

For Tee Time Reservations, Member, Guest & Visitor Information, Driving Range and Golf Shop

please call area code (209) 962-8620 or Email golfpro@pinemountainlake.com

ALSO: Hiking and Walking trails, Tennis courts, Pickle ball, Horseshoe pits, Airport, Archery range, Equestrian center, Shooting Range, Fisherman's Cove & Campgrounds.

About this Home

A rustic chic 3 story chalet cabin on a quiet cul-de-sac is nestled on the edge of the Tuolumne National Forest as your backyard.

It is tranquility at its finest! There is a beautiful deck for outdoor living, BBQ, cocktails, eating, and relaxing. Sitting on the upper level deck you look out to nothing but trees and a creek and will only have to share it with the plentiful deer, birds, squirrels and wild turkeys that wander past.

You can spend the day at Yosemite, explore Gold Country, or swim at the lake before enjoying a relaxing evening on the deck listening to the creek flowing past, frogs and crickets singing, and an amazing light show from a million stars in the sky.

Bedrooms: 3 bedrooms, 1 loft, 2.5 baths

1 King Master Suite

1 Queen bedroom

1 Single bedroom + a single pullout

1 Queen Futon in Upstairs Loft

Game Room: 1st floor

Board Games, cards, dice

Washer/Dryer

Provided:

DVDs a plenty (located in Queen bdrm)

Large Screen TV for DVD's in living room

Small screen TV for DVD's in master suite

Towels & Linens

Beach towels, beach chairs & floaties for the lake

PT & TP

Cleaning supplies

Kitchen condiments

PML Guest tag for lake parking hanging on kitchen fridge.

Have fun! This is your vacation time and we hope you make the most of my home, its amenities, and your opportunity to relax and visit the surrounding area. I want my guests to really escape and enjoy. This home is a place to

unplug and disconnect. There is no cable or Wi-Fi here. We don't have a phone in the house. Verizon & AT&T works best in the house and around this area.