

## **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!**
- Pine Mountain Lake is a gated community with 24hour security. Please be aware there is **a \$42 fee per vehicle payable** at the Pine Mountain Lake gate upon entry. This gives you access to all the facilities for the length of your stay, up to 7 days.
- No fire or BBQ to be left unattended. No fires/BBQ within 24 hours of leaving the house. 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 garage 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 12:00pm/CHECK-OUT TIME 11:00am**

At check-out, all rooms and floors are clean and put back in order as you found it. All windows and doors are locked. 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 AGGREEMENT

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 hour's notice of cancellation.
- A 50% cost of 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 or Pine Mountain Lake Assoc., is in any way responsible for any act or omission, negligence, gross negligence, accident, injury, damage of any kind, 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 or 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 (Swim at your own risk. No Lifeguard on Duty.)**

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](mailto: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 in Master Suite

1 Queen bedroom

1 Single bedroom + a single pullout

1 Queen Futon in Upstairs Loft

Game Room: 1<sup>st</sup> floor

Board Games, cards, dice

Washer/Dryer

Provided:

DVDs & VHS a plenty! You will find in Queen bedroom and in cabinet under TV

Large Screen TV

Towels & Linens

Beach towels, beach chairs & floaties for the lake

PT & TP

Cleaning supplies

Kitchen condiments

**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.