

Terms and Conditions of Cottage Rental

Check-in time is 2:00 pm on the day of arrival, Check-Out time is 11:00 am on the day of departure unless otherwise agreed to by the owner.

Cleaning fee of **\$100 minimum** will be deducted from the renter's credit card on file if the cottage is not left clean and tidy as per the owner's instructions posted in the cottage.

The cottage is a **SMOKE FREE** residence. Any damage due to cigarette burns, including the exterior deck, buildings or property will be charged. Guests are asked to smoke outside of the cottages and deposit butts in the receptacles provided.

In the event that any unreasonable rowdiness or noise occurs such that leads to repeated complaints by others, the renter(s) shall vacate the premises immediately upon the owner's request and forfeit the balance of the prepaid rental. Noise curfew notices have been posted in the cottages and Renters are expected to abide by them.

"Damage" to Hidden Cove Cottage Resort property or chattels – such as but not limited to; buildings and fixtures, barbeques, propane bottles, boats and/or motors, furniture, docks, etc. will be charged to the renter at a reasonable replacement cost at the discretion of Hidden Cove Cottage owners. The renter further agrees to report any damage upon occurrence.

The property owner and / or personnel representing the owner shall be allowed access to the cottage at any reasonable time during the renter(s) occupancy.

The maximum number of occupants using the cottage premises shall not exceed the total number stated at the time of reservation and per the Renters agreement form. Additional guests will be subject to a rental charge and required to complete registration and waiver forms.

The Renter(s) consent to the owners of the cottage being rented, the right to verify all information, specifically credit card validity provided upon confirmation of the reservation.

The tap water is directly from the lake. The Renter will **supply their own drinking water**. Renter(s) acknowledge that the cottage is supplied with lake water.

The environmental envelope around the cottage is rich, diverse and includes animals and insects that are sometimes undesirable to some people. These creatures are part of nature. The owners have taken every precaution to prevent unseemly visitors from the cottage. Therefore, the owners do not accept such irritations as grounds for cancellation of a rental and/or a refund of monies.

Septic System: Hidden Cove Cottage Resort is on a septic system. Renter(s) are required to dispose of all sanitary products in receptacles provided in the washrooms of the cottages. Renter(s) are further required to limit the amount of toilet paper disposed of in the toilets due to potential blockage. Renters are urged to flush frequently during usage to reduce the risk of blockage. In the event that Renters block the septic causing

backup and the need to repair, Renters may be charged a fee of the percentage of the repair at the owner's discretion.

Renter(s) to supply bed linens and towels, unless otherwise agreed to by the owner. Bed configuration in each cottage can be accessed on the Hidden Cove Cottage Resort website at www.hiddencovecottageresort.com

Reservations: Cottage reservations are based only on the group stated at the time of reservation. Additional overnight guests are subject to a nightly fee and must check in at arrival. Reservations made before 90 days from arrival date require a deposit of 1/3rd of the overall fee at the time of booking, with the balance due upon check in. Reservations made within less of 90 days to date of arrival need to be fully paid at time of booking. All fees are subject to HST. Reservations must be made via telephone to 613-474-3284 with a valid credit card; reservations cannot be made over email. All guests must check in upon arrival. Arrival time is 2:00 pm, and checkout time is 11:00 am. Exceptions must be discussed at time of booking. No fireworks are allowed on the property at any time. Friendly pets welcome ONLY!

Cancellation: Hidden Cove Cottage Resort accepts cancellations of cottage (including boat rental if applicable) less a \$30 administration fee up to 180 days prior to the date of reservation/arrival. Refunds will only be processed once the original reserved time has been booked by another guest/group. All no shows or late cancellations are subject to the full charge for the services quoted at the time of the reservation, less the deposit fee. There are no refunds for late arrivals, early departures, or unused fuel in boat/motor tanks. No discount is given if reserved equipment is not used.

Renter(s) will be responsible for depositing all garbage in the receptacles provided for regular kitchen garbage and recyclable garbage – provided outside the cottage. Failure to separate garbage according to instruction may result in additional charges, as the owners will need to separate appropriately to bring to the local dumping facility.

The Owners are not responsible for situations beyond their control, that may, or may not, negatively affect the renter(s) stay, such as weather conditions or utility outages, due to storms.

Severability: If any provisions of this agreement are invalid, such provisions shall be considered separable and the remaining provisions shall remain in full force and effect

I / we the "Renter(s)" acknowledge and confirm that I/we have read and agree to all conditions outlined in this agreement. We agree to sign and abide by the Waivers.

Waivers

The following waivers are acknowledged by each guest in the party of the Renter(s) booking. The Renter(s), or the legal guardian of each minor will sign on behalf of said minor on the forms provided.

I agree that I will be responsible for all damages caused by myself or any minor under my guardianship while on Hidden Cove Cottage Resort property. I agree that I will keep the occupied cottage and all furniture, fixtures, chattels, fittings, and effects in/or about the cottage in the same state of repair and condition and as at the commencement of the occupation of the cottage. I agree to leave the cottage in the same state of cleanliness and general order in which it was found.

Renter(s) acknowledge that the Owners accept no liability for loss, damage, death, illness, or injury suffered by the renter(s) and/or his/her guests (as initialled personally in the attached). The Renter(s) acknowledges that the use of the property is entirely at the Renter(s) own risk. The Renter(s) shall indemnify and hold harmless the Owner's against and from all expenses, costs, damages, suits, actions, or liabilities arising from all loss of or damage to personal property, injury, personal condition, or death resulting from the use of the rental property, grounds, use of rental boats and lake use.

The Renter fully understands that they can purchase separate travel insurance to compensate for any unforeseen loss, liability, death or injury during their stay, and that Hidden Cove Cottage Resort is not providing this type of coverage to them during the time of their cottage rental. Further, the Renter understands that any boat rental requires the Renter to carry the appropriate training and certification, and the proper use of Personal Flotation Devices, and that while Hidden Cove Cottages will provide the PFDs, it is the Renters responsibility to ensure that they are worn in the boat always.

Hidden Cove Cottage Resort provides no insurance against any unforeseen damage or loss of the Renter(s) own possessions, including vehicle theft or break-in or damage while on Hidden Cove Cottage Resort property. It is understood that the Renter(s) will hold personal property and vehicle insurance in the event of any loss or damage.

The Renter(s) shall give the Owner prompt notice of any accident, unsafe or dangerous condition, other defect to the cottage, surrounding property, buildings, equipment, or another chattel belonging to the Owner. The Renter(s) shall be liable for any damage done due to water being left running from taps in the rental unit or improper use of appliances, septic system, and equipment provided.