

### **Big Lick Retreat, Inc. Rental Rules:**

1. Smoking is not permitted in lodge. Smoking is permitted only outside and on porches. Do not litter.
2. People other than those in guest party set forth above may not stay overnight on the property. Any other person on the property is the sole responsibility of Traveler.
3. All of the units are privately owned. The Homeowners are not responsible for any accidents, injuries or illness that occurs while on the premises or its facilities. The Homeowners are not responsible for the loss of personal belongings or valuables of the guests. By accepting this 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.
4. Keep the property and all furnishings in good order. Only use appliances for their intended uses.
6. Pets are permitted ONLY with prior approval by the Homeowner. There is an additional charge for cleaning if a dog is allowed. Due to animal allergies, cats are not permitted.
7. Parking: Parking is limited to 4 vehicles. Vehicles are to be parked in designated graveled parking areas only.
8. No off-road vehicles, firearms, or fireworks are permitted for use on the premises.
9. American Black Bears have been identified on Big Lick Retreat property, and inhabit the neighboring national forest. For their safety and yours, do NOT leave any trash outside of the lodges. All trash is to be placed in the bear-proof bin at the locking trash can in the parking area of the lodges. Clean the grill of any food matter before returning to the lodge.
10. Housekeeping: While one set of bed linens and bath towels are included in the rental rate, daily maid service is not included. We suggest you bring beach towels. We do not permit towels or linens to be removed from the units.
11. Fireplace/Wood stove insert (if equipped): Please do not throw any paper or other combustible materials in the fireplace or wood stove insert. Fireplace and wood stove insert may only be used from September 30 through April 30.
12. Fire pits (if equipped): Outdoor fire pits may only be used in the absence of a fire ban, and during non-windy weather conditions. A limited supply of wood is provided, and additional wood may be available for a fee.  
Always exercise safe fire practices: do not overfill the fire ring, do NOT burn refuse/trash of any kind (including, but not limited to, paper and cardboard), and ensure all flames have been extinguished prior to leaving the area. Fire pits and surrounding gravel must be cleaned of any debris before checkout. Furniture must be kept a safe distance from the fire pit, and all furniture must be returned to the lodge prior to checkout.
13. Water and Septic: The property uses well and septic systems. The mineral content in the well is high. The septic system is very effective; however, it will clog if improper material is flushed. DO NOT FLUSH anything other than toilet paper provided. No wipes or feminine products should be flushed at any time. If it is found that feminine products have been flushed and clog the septic system, you could be charged damages of up to \$300.00.
14. Storms: No refunds will be given for storms. Mountain roads on and off the premises are curvy and steep. Gravel drives are well maintained; however, we recommend four wheel drive and/or chains during snow months. We do not refund due to road conditions or power outages due to storms.
15. Landlord is responsible for all utilities. Landlord is responsible for normal wear and tear of leased property and furnishings. Tenant is responsible for any damages to the lease property and furnishings resulting from negligence or willful destruction. Tenant is further responsible for any damage caused by fire outside of fireplaces or fire pits, whether intentional or accidental.
16. Tenant agrees to indemnify and save Homeowner (landlord) free and harmless from any claim or liability for any loss or damage whatsoever and any claim or liability for personal injury sustained by tenant or tenant invitees.