

**Hocking Lodging Company:  
BBH Booking Terms/Rules of space + Indemnification Waiver**

**BOOKING TERMS/RULES OF BLACK BEAR HIDEAWAY:**

Below is the Leasing Agreement/Rules of Black Bear Hideaway. By continuing with your reservation and making payment, you are electronically agreeing to the guidelines set forth.

- 1) Must be 25+ years to rent BBH w/ proof of age. Each direct reservation may have a security deposit check ranging from \$500-\$1000. **This is due in check form and deposited** 30 days prior to check in. This is refunded in full within 7 days of checkout provided everything has been left in good working order, leasing agreement has been followed, and check out instructions have been completed.
- 2) Quiet hours from 10pm-8am.
- 3) Up to 2 dogs under 40 lbs for additional charges. Must inform at booking. Discovery of unauthorized pets is a \$300 fine. Clean up inside and out after your pet. Additional cleaning fees may be applied.
- 4) Guest totals including 'day visitors' can not go over 14 total adults/children. We will check. Stay can be terminated w/ no refund.
  - (a) For adult-only stays; max of 11 guests. All guests must prove to be over age 25 with proof of IDs.
- 5) No fireworks/firearms. No hunting. \$300 fine for evidence.
- 6) No smoking/vaping indoors or on decking. \$300 fine for evidence.
  - (a) Guests are welcome to smoke around the gravel/fire pit area off site, but not anywhere on or near the decking/lodge.
  - (b) Clean up after yourselves. Cigarette/cigar butts left behind results in add'l cleaning charges.
- 7) Trash must be removed from outdoor bins and placed in the commercial dumpster at conclusion of stay. \$200 fine for any trash left behind.
- 8) Bodily fluids: You are automatically fined \$300 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 sustain 6 vehicles. Carpool where necessary. 4-wheel drive recommended in inclement weather.
  - (a) There are no refunds due to weather/driving conditions.
- 10) Off-road vehicles, atvs, 4wheelers, etc., not permitted.
- 11) No confetti, glitter, balloons, tape etc., associated w/ decorating. Excessive clean up charges (hourly rate) applies if housekeeping is required to clean decorations.
- 12) Hot tubs: We will not issue any refunds for hot tub failures or for rare instances of inability to use during your stay.
  - (a) Our hot tubs are routinely changed/continuously sanitized. Hot tubs left excessively dirty are billed \$200 clean-up.
  - (b) Damage to hot tub covers results in \$400 replacement fee or exact cost of cover.
  - (c) Glass not permitted in/around hot tub. Bring disposable cups/cans. Evidence of glass in/around hot tub results \$200 charge.
- 13) 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, internet, etc., problems.
- 14) Please follow our final email for specific check out instructions at your time of departure. We also post check out directions in the lodge.
  - (a) 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.
- 15) FORGET SOMETHING?: We will ship out to you for cost to ship + \$10 ship 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.