

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

BOOKING TERMS/RULES OF PUMPKIN RIDGE RESORT:

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

- 1) Must be 28+ years to rent PRR w/ proof of age. Each reservation may have a security deposit check ranging from \$500-\$800. **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 are from 10pm-8am.
- 3) No pets at PRR. Evidence of pets results in a minimum \$300 fine.
- 4) Absolute max at ANY time including 'day visitors' can not go over 8 adults and may not exceed 4 children. We will check. Stay can be terminated w/ no refund.
 - (a) For adult-only stays, max of 8 guests all over age 28 with proof of ID.
- 5) No fireworks/firearms. No hunting. Evidence of such results in additional charges.
- 6) No smoking/vaping indoors or on decking. Evidence of such results in additional charges.
 - (a) Guests are welcome to smoke around the gravel/fire pit area off site, but not anywhere on or near the decking/lodge. Clean up your waste.
- 7) At the conclusion of your stay, trash must be removed from outdoor bins and placed in trash bins at the entrance to driveway. \$200 fine for any trash left behind.
- 8) You are automatically fined 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 4 vehicles. Carpool where necessary. 4-wheel drive recommended in inclement weather. Please stay on gravel driveway. Do not drive/park in grass.
 - (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 exact cost of replacement.
 - (c) Glass not permitted in/around hot tub. Bring disposable cups/cans. Evidence of such results in additional charges.
- 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, sauna, nor for any utility; internet, cable, 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 lodges.
 - (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.

The Barn & Stable at Pumpkin Ridge has multiple acreage and offers private hiking and walking trails used for hiking, walking, backpacking, picnicking, and sightseeing. Renters assume all risks and should only use the areas that are designated as trails. Wildlife abounds and is interesting to watch, but animals can bite, skunks can spray, snakes can be dangerous, insects can carry disease, and plants/berries may be poisonous. Individuals can be harmed by falling from the stairs and elevated decks surrounding the cabins. Roads on the property are gravel and rough; requiring slow and careful driving and pedestrian navigation. You hereby assume full responsibility for your own safety in the above-mentioned dangers as well as the dangers not specifically noted.

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.