

MM HOUSE RULES

Complying with these House Rules at the Mystic Mountain Vacation Rental Property is a requirement of the vacation rental agreement. Failure to adhere to the below House Rules may result in penalties such as deductions from the security deposit. Please make sure all guests in your group are fully

MAXIMUM OCCUPANCY – The maximum number of guests is limited to **10 persons** with no more than 2 guests/visitors on the property at any time. No overnight guests without written consent in advance.

SELF CHECK-IN TIME: Self check in after 4:00 PM Mountain time.

CHECK-OUT: 10:00 AM delayed or late checkout will be subject to additional charges.

NO SMOKING, FIREWORKS, HUNTING OR GUN SHOOTING any where or at any time on the property.

NO PETS OR ANIMALS ON THE PROPERTY AT ANY TIME.

PRIVATE PROPERTY BOUNDARIES: Respectful behaviors are demonstrated for our property, the land and surrounding neighbors. Strict observance for property boundaries within the Mystic Mountain 15 acres (see map). Please note that the **dock with the slide and the deck below the house is private property** and is not part of Mystic Mountain. Please respect this as off limit and notify all occupants to only use our private log deck and dock on the east area of the lake.

MAINTAIN THE PEACE: Guests and visitors must keep noise to a minimum as not to disturb the occupants of neighboring proper-ties – especially during nighttime hours (10pm – 8am), and upon arrival and departure. Be advised that our hill top and lakes carry noise further than would would expect. Excessive noise is prohibited at all times and may result in termination of the vacation rental agreement, eviction, loss of rental paid and extra charges which may be deducted from the Security Deposit if owner receives complaints from local neighbors.

FUNCTIONS: Parties, weddings and large gatherings of any kind are strictly prohibited at Mystic Mountain. Any small gathering must comply with other rules set regarding Noise, the Neighborhood and Visitor numbers.

SAFTEY OF CHILDREN: Guests are fully responsible for the safety and security of their children at all times, as well as any disturbance caused to other residents in the neighborhood caused by their children. Guests are responsible for supervising children on the deck/dock and in the boats on the water. Several child size life jackets are provided.



kallihs@gmail.com



www.MysticMountainMontana.com



619.871.5372

MM HOUSE RULES - 2

PARKING and SPEED LIMIT: No more than 4 cars allowed on the property at any time. Speed limit on our driveway and roads leading into Mystic Mountain have a strict **speed limit of 15 Mph**. This is for driver and animal safety as there is a lot of wild life and unexpected tree limbs or debris on rustic mountain roads.

DAMAGES AND BREAKAGES: All damages and breakages, big or small, must be reported to the Property Owner as soon as reasonably practicable. Failure to report them will likely result in a penalty deduction from the security deposit. To avoid damages and breakages, no furniture is to be moved from one room to another without prior agreement. No bathroom towels are to be removed from the property (i.e. for lake use). Separate beach towels are provided for this purpose.

FIRE PIT AND BARBECUE: **Fire in pit must be supervised by an adult/s** at all times and not left unattended. Please put out fire with water completely before leaving the fire pit. Every effort is made to fill barbecue propane tanks prior to check in. They can be refilled if need be at Sliders Ace Hardware in Bigfork.

SECURITY AND MAINTENANCE: Any time Guests leave the Vacation Rental, it is their responsibility to ensure all windows and doors are closed/locked to maintain security and prevent rain and water damage. Guests must switch off lights, air conditioning, fans, electronics such as televisions when not in use to promote energy saving. It is not permitted to leave the air conditioning on when Guests are absent from the Vacation Rental.

TRASH REMOVAL: Our hill top, mountain property has **no available trash pick up service**. All trash needs to be hauled out. We provide ample trash bins/bags (4) for your week stay and a limit on how much we will remove for you. All trash needs to be stored and contained within these bins with lids secured. Anything more than this it is the Guests responsibility to haul it to the local, near by dump (directions provided). Failure to do so Guest will be fined.

COMPLIANCE: Breach of any of these House Rules is a breach of the Terms and Conditions of occupancy as per the Rental Agreement. The Owner reserves the right to terminate permission to occupy and to evict from the Vacation Rental, any Guests or Visitors who refuse to follow these House Rules or who cause a nuisance to neighbors or other residents of the community.

OWNER RESERVES THE RIGHT TO ENTER PROPERTY/HOUSE in case of emergency or guest requested repairs. This includes our staff or agents hired by us. Owner will make every effort to give 12-24 hours notice when possible.

EMERGENCY CONTACTS: In the event of an emergency relating to the Vacation Rental, your contacts are:

EMERGENCIES: 911

Kalli Sorensen: 619.871.5372 (Remote host/Owner)

Marilyn Courtney: 406.249.3577 (Local Contact)

Local Sheriff: 406.758.5585 or 758-5610

Flathead Search & Rescue: 406.758.2118

Local Fire Department: 406.837-4590

Kalispell Urgent Care: 406.837.5541