



### Sundance at Breckenridge – Owner's Rules

1. **Check-in / Check-out:** Check-in is at 4:30 P.M. MST or later. Check-out is no later than 10:30 A.M. MST. Cleaning crews often arrive shortly after 10:30 A.M. Late departures or early arrivals **MUST** be arranged with the Manager in writing and are subject to additional fees.
2. **Smoking:** This is non-smoking property. Smoking is not permitted anywhere within the residence or garage. Evidence of smoking in the home shall be subject to a \$500-dollar cleaning fee up to the full amount of any cleaning or odor remediation necessary.
3. **Shoes, boots, and equipment:** This is a no shoe home. Please take off shoes when inside the home. Absolutely **NO** ski boots or equipment of any kind is to be brought or worn inside the home. Please keep ski equipment in the garage.
4. **Parking:** Parking is limited to four (4) vehicles including up to one (1) car in the garage. Street parking is **NOT** allowed due to street plowing. Vehicles are to be parked in the drive way and garage only. Any illegally parked cars are subject to towing; applicable fines/towing fees are the sole responsibility of the vehicle owner. Parts of the drive to the home are steep and potentially slippery in the winter time even if it has been plowed. **4wd is recommended.**
5. **Pets:** No pets are allowed at the property for any period-of-time.
6. **Occupancy:** The maximum occupancy of this Property is eight (8). Guests beyond this amount are not allowed without advanced written approval from the Manager.
7. **Doors:** Guests shall keep all doors in the Property closed, including garage doors to prevent against cold weather extremes and other sources of property damage.
8. **Fireplace/s:** The fireplaces in the Property are natural gas fireboxes. Guests shall not throw any paper or other combustible materials in the fireplace. Guests shall not roast/cook anything over any of the gas fireplaces. Do not place any alcohol or anything flammable near the flame/s. Keep any children away from the flame/s.
9. **Grill:** The BBQ grill is natural gas hooked up by a direct gas line. Do not pull grill around the deck extending the gas line. Please leave in its location. Do not leave the grill **on** and unattended. Check the grease catch to make sure grease does not spill over onto the deck. Do not light the grill with the cover closed. Wire-brush/clean the grill after use. Uncleaned grills may be subject to additional cleaning charges. During snow conditions, please remember to re-cover the grill knobs with the sheet pans to prevent freezing.
10. **Plumbing:** Guests shall not flush anything other than toilet paper. No feminine products, diapers, or other objects shall be flushed at any time or additional charges may be assessed.
11. **Billiard:** Please enjoy the beautiful pool table. Do not set any drinks on any part of the table at any time. Please also do not sit or climb on the table. Please play responsibly. Aggressive play could damage the felt or skip balls onto and potentially crack the surrounding tile surfaces.
12. **Hot Tub:** Guest understand that use of the hot tub is at your own risk. Unaccompanied children under the age of 12, persons who are pregnant, any intoxicated persons, or persons

with any conditions causing dizziness are permitted to use the hot tub. No glass is allowed in or around the Hot tub. Please enter the hot tub clean, lotions and body oils can quickly alter the water chemistry. Please alert management if the spa or water conditions need attention. No pets are allowed in the Hot Tub. The temperature is not allowed to exceed 105 degrees (Fahrenheit). Hot Tub must remain covered at all times when not in use. Do not bring any electrical devices near the hot tub. The decking around the Hot Tub can be VERY SLIPPERY WHEN WET, please take caution. 10PM till 7AM are "quiet hours".

13. **TV and Sound system.** Please view video or ask Management for an orientation on the TV, inputs, sound, etc. Please do not change any settings or play with cords or hook-ups. Please return any DVDs to their cases when finished, and please do not touch the TV screen.
14. **Trash:** All trash must be placed in trash receptacle in the garage. Please do not allow trash to collect in the home. Trash or other food items must never be left outside; bears and other interested creatures are nearby. Trash or recycle that does not fit into the brown container, please just seal and leave near the container in the garage.
15. **Disposal:** The kitchen sink disposal is intended to process liquids and small soft food particles only. Egg shells or other hard or large food or items shall not be run through the disposal.
16. **Dishes:** Please place any final un-washed dishes in the dishwasher and run the dishwasher prior to check out. Excessive unwashed dishware may be subject to additional charges.
17. **Towels or Linens:** Please leave any used towels on the corresponding bathroom floors (no need to strip the beds). Additional linens (beyond what is provided) during Guest's stay are available upon request but may be subject to additional fees.
18. **Respect:** This home is rented to facilitate what we hope is the finest vacation for you and your friends and family. It is anticipated that you treat this home like your own, remembering that this is someone's personal, highly valued residence—that its contents, inventory, furnishings, and amenities be treated and used thoughtfully, and that any Owner's personal items be left alone. Please be "green" in your management of the home. Use water thoughtfully, turn off lights when not in use, and use linens thoughtfully. It is also anticipated that your celebrations give thoughtfulness to noise-levels and nearby neighbors. Excessive partying, noise, or reckless activities will not be allowed. Local jurisdictions respond strictly to complaints. Guests acknowledge that partying complaints, calls to the police, or evidence of mistreatment of the property may result in the revocation of rental privileges with no refund.