



## 5-Peaks at Breckenridge - House 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. This is a no-shoe home. Please remove shoes when in the home. No ski boots or equipment shall be worn in the home under any circumstances.
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. Parking: Parking is limited to five (5) vehicles including up to two (2) cars in the garage. Street parking, or parking in the shared drive is NOT allowed due to street plowing. Vehicles are to be parked in designated parking areas only. Any illegally parked cars are subject to towing; applicable fines/towing fees are the sole responsibility of the vehicle owner. 4wd is highly recommended during winter conditions.
4. Pets: No pets are allowed at the property for any period of time.
5. Occupancy: The maximum occupancy of this Property is twelve (12). Guests beyond this amount are not allowed without advanced written approval from the Manager.
6. Doors: Guests shall keep all doors in the Property closed, including garage doors, in order to prevent against cold weather extremes and other sources of property damage.
7. 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.
8. Grill: The BBQ grill is natural gas. Do not leave the grill on and unattended. Check the grease catch to make sure grease does not spill over onto the deck. Wire-brush and clean the grill after use. Uncleaned grills may be subject to additional cleaning charges. During snow conditions, remember to close the grill after each use.
10. Fire Pit: The fire pit on the deck is natural-gas. Guests shall NEVER throw any paper or other combustible materials in the firepit. Do not place any hard alcohol or anything flammable near the flame. Do not leave this fire pit unattended. Keep children away from the flame.
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. Hot Tub: Guests understand that use of the hot tub is at one's own risk at all times and that no one 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. No pets are allowed in the Hot Tub. Temperature not allowed to exceed 105 degrees (Fahrenheit). Hot Tub must remain covered at all times when not in use.

12. Trash: All trash must be placed in trash receptacles in the garage and not allowed to collect in the home. Trash or other food items must never be left outside; bears and other interested creatures are nearby.

13. 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 disposal.

14. 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.

15. Towels or Linens: Please leave any used towels on the corresponding bathroom floors. Additional linens (beyond what is provided) during Guest's stay are available upon request but may be subject to additional fees.

16. Keys: Any keys or garage remotes must be left at the residence or with the Manager. Un-returned keys or remotes are subject to additional fees.

17. 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. 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. 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.