

## **CLAIM JUMPER CABIN RENTAL POLICIES 2016**

### **Blackstone Rivers Ranch**

Idaho Springs, Colorado

(303) 567-2339

- 1) **GUEST COUNT:** The premises shall be occupied by no more than 4 (four) registered guests.
- 2) **CHECK-IN/CHECK-OUT TIME:** Check in time is no earlier than 2:00 PM. Check-out time is no later than 10:00am.
- 3) **NO FIREARMS – NO FIREWORKS – NO ATVs:** The occupancy and use of the premises shall not be such as to place the property in danger of damage or to disturb and/or offend other guests, residents, and the natural surroundings. We reserve the right to terminate this agreement and request loud or unruly guests to vacate the premises immediately. Said discharge shall not result in the refund of any rental fees. No firearms, fireworks or ATVs are allowed onsite.
- 4) **NO PETS:** No pets are allowed on the property.
- 5) **USE OF PROPERTY:** Blackstone Rivers Ranch is surrounded by Chicago Creek and Devils Creek. Guest agrees to use caution when walking along its banks and will not let children venture near or in the creeks unattended. Children and minors must be supervised at all times. Guest understands that wading or swimming in either creek is at their own risk. No lifeguards are present or provided. The cabin is located in the Rocky Mountains of Colorado. As such, you may encounter wildlife (elk, deer, foxes, coyotes, bears, mountain lions, raccoons, rabbits, squirrels, snakes, and bugs of various types, including wasps and/or hornets, etc.). Blackstone Rivers Ranch accepts no responsibility for any injury caused by said wildlife. **FIRES ARE NOT PERMITTED ANYWHERE ON PROPERTY BY GUEST, EXCEPT IN THE CABIN FIREPLACE.** The cabin is not childproof, and will not be made so. Guest acknowledges and understands that each and every guest, or guardian, is solely responsible for any accident or injury to any person while in-residence and on the property, and that Blackstone Rivers Ranch LLC accepts NO legal or financial responsibility. Guests and guardians, assume all risk of injury or other loss resulting from any recreational activity and will hold Blackstone Rivers Ranch, LLC and its staff, managers and employees harmless with respect thereto. Guest hereby agrees to indemnify and hold harmless from any and all claims, including those of third parties, arising out of or in any way a result of the Guests use of the premises or items therein.
- 6) **SMOKING:** This is a non-smoking cabin. The entire cabin is designated as a “No Smoking Area”. Guest may smoke outside or on the decks, but all cabin windows must be closed if guest chooses to smoke outside. All cigarette butts must be placed in designated buckets.
- 7) **PHONE & INTERNET.** There is no phone provided in the cabin. There is WIFI internet access. The password will be in the cabin for Guest use.
- 8) **SATELLITE TV:** The cabin has Direct TV satellite. There is a pay-per-view block on the satellite dish Please note that we do have a large variety of movie channels available at no charge to you. Local channels are also available. The cabin TV has a DVD player if you would like to bring DVD movies.
- 9) **CREEK:** The creek that flows adjacent to the cabin is a source of water for the town of Idaho Springs. The town intermittently extracts water from the creek for this use in another location. As such, guests

shall not pollute the water in any way, and shall not dump anything into the creek. Blackstone Rivers Ranch has no control over when water is extracted from the creek, and how high or low the creek flows at any given time.

10) LOSS OF PERSONAL ITEMS: Guest acknowledges and understands that each guest, or guardian, is solely responsible for any loss by any person while in residence including the loss of money, jewelry or any other personal item. However, will do our very best to return any lost or forgotten items if applicable, at your expense.

11) LOCKED CLOSETS: There are two locked closets in the cabin. One is the utility closet, and the other is a storage area for cleaning supplies. Nothing of value is kept here. These closets are not for Guest use or access.

12) FIREPLACE: The fireplace inside the cabin is wood burning. Guest agrees that under no circumstances will any member of the party burn anything other than the provided wood and kindling in the fireplace. If you are not proficient at starting a fire, you may want to bring a small Duraflame-type log. No cooking is allowed in or on the fireplace. The door to the fireplace must always remain closed and latched. The fireplace should not be left burning when you are not in the cabin. ABSOLUTELY NO LIQUID ACCELERANT IS ALLOWED. THIS IS A SAFETY ISSUE. Any evidence of accelerant use will result in the loss of your deposit, and potential further charges. There is a fire extinguisher located in the cabin.

13) GRILL: The gas grill uses propane gas for cooking. DO NOT PUT CHARCOAL IN THE GAS GRILL. Please make sure to turn it off when finished grilling.

14) HOME FURNISHINGS, EQUIPMENT, ETC.: Moving of any furniture or décor is not allowed except for the trundle daybed in the living room. Furniture, bedding, linens, towels, utensils, or any other property belonging to the owner are not to be removed from the premises for ANY reason. Please do not bring any inside furniture or chairs outside or on the deck.

15) PARKING: Guest shall park in front of the cabin, and nowhere else on the property.

17) CHECKOUT: Check-out Procedures: Upon departure Guest is required to leave the property in the same general condition as was when he/she arrived. Please comply with the following before check-out:

1. Dishes, pots, pans, silverware and utensils should be washed and put away.
2. Gas grill clean and gas turned off.
3. Windows and doors closed and locked.
4. All lights turned off to conserve energy.
5. Thermostat set to 55 degrees when on heat setting.
6. All garbage and trash in trash cans.
7. All dirty towels left on the floor in the shower.
8. Property left neat and in order.

18) HOUSEKEEPING: Housekeeping is not provided during your stay.

19) SALES TAX: Colorado lodging Sales tax of 9.9% is due for all reservations of the Claim Jumper Cabin.