

PPH Rental Agreement

THIS VACATION RENTAL AGREEMENT ("Agreement") is made and entered into by verified renters and guests, hereinafter referred to as "Guest," and between the homeowners, hereinafter referred to as "Owner."

1. The Property

The Property is located at:
398 Gross Road, Bailey, CO 80421

Also known as Points and Pines Hideaway.

The Property is a short-term vacation rental for the exclusive use of the Guest and the members of their party/occupants, subject to the terms and conditions herein.

2. Rental Period

The Guest agrees to rent the Property for the period agreed upon during the booking process.

3. Payment

The total rental amount includes all applicable taxes and fees.

A security deposit is required to cover any damages or violations of this Agreement. This deposit will be refunded within 7 days of check-out, provided no damages or violations have occurred.

4. Occupancy

The maximum number of occupants is limited to 4 people. The Guest agrees that the Property will be used for personal, non-commercial purposes only, unless agreed upon in writing with the Owner, and will not be used for any illegal activities.

5. Guest's Responsibilities

- The Guest shall maintain the Property in a clean and orderly condition.
- The Guest is responsible for any damage to the Property and its contents.
- The Guest shall not make any alterations to the Property.
- The Guest agrees to follow all instructions provided by the Owner regarding the use of the Property and its amenities (i.e. hot tub), including but not limited to Exhibits A and B, the House Rules, Manual and Guidebook. These are provided prior to check-in electronically as well as in print at the Property for reference during the stay.

6. Owner's Responsibilities

The Owner agrees to provide the Property in a clean and safe condition for the Guest.

7. Liability Waiver and Indemnification

The Guest agrees to indemnify and hold harmless the Owner from any and all claims, including but not

limited to personal injury, property damage, or death, arising from the Guest's use of the Property. This clause is a key protection under Colorado law, ensuring the owner is not liable for accidents that occur on the property due to guest negligence.

8. Quiet Enjoyment and Disturbance

The Guest agrees not to cause any disturbances or nuisance to neighboring properties. Colorado law protects a property owner's right to quiet enjoyment. If the Guest's conduct, including loud noise or parties, leads to complaints or a violation of local ordinances, the Owner may terminate this Agreement and demand immediate departure without a refund.

9. Short-Term Rental Regulations

The Guest acknowledges that this rental is subject to all applicable local, city, and county ordinances and regulations, including those related to short-term rentals in the state of Colorado. These may include specific rules regarding noise, parking, and fire safety.

10. Right of Entry

The Owner reserves the right to enter the Property at a reasonable time and with reasonable notice to the Guest for purposes of inspection, maintenance, or repair. In case of an emergency, the Owner may enter the Property without prior notice.

11. Termination and Remedies

Any breach of this Agreement by the Guest, including but not limited to non-payment or a violation of occupancy rules, shall result in the immediate termination of the Agreement. The Guest agrees to vacate the Property immediately upon the Owner's request and forfeits all payments.

12. Governing Law

This Agreement is governed by the laws of the State of Colorado. The parties agree that any disputes arising from this Agreement will be resolved in the appropriate courts in Park County, Colorado.

13. Signatures

By signing this Agreement, the Guest acknowledges that they have read, understood, and agree to the terms of this Agreement.

Exhibit A: House Rules

All guests are expected to adhere to these rules to ensure the peaceful and respectful enjoyment of the property for all guests and neighbors.

Every house has its quirks. These include some guidelines to ensure you and future guests have the best stay possible.

Access:

- **Front Door Code**
 - Prior to your arrival, you will receive a unique entry code. Enter the code on the keypad at the red front door and press the checkmark button in the lower right hand corner to open the door. To lock the door, pull the door closed and press the “Yale” button at the top of the keypad. You should hear a sound to indicate the door is locked. If you have any issues, contact your Host.
- **Wifi Details**
 - When you arrive, you will see a WIFI sign on the entryway table, next to the House Manual/Guidebook. There are also instructions at the beginning of this guidebook. They are also included in your welcome email. Scan the QR code to access the WIFI network and share it with other guests. Please do not move or tamper with routers to ensure consistent service.
 - Please note, WIFI and/or power outages can occur periodically in our rural settings. We have no control over these outages, and Core Electric is diligent and restores power as quickly as possible.
- **Guest Access**
 - All areas of the main house are accessible to guests. The property is long and skinny, and the back half of the yard beyond the stairs on the south part of the deck is not accessible and this gate is locked. The storage shed between the driveway and side yard is off-limits to guests.
 - The cabin is located off a red dirt road. All roads are paved except for the last 0.4 miles on Gross Road. During the winter months, 4WD or AWD is required and recommended year-round. Roads are cleared on a regular basis. The dirt road is south facing so the snow melts quickly after a storm. Be mindful of ice.
 - PPH sits at approximately 9,000 feet, please drink lots of water to prevent dehydration!
- **Interaction with guests**
 - If you have any questions during your stay, the fastest way to communicate with your Host is through the Airbnb app. Response times are within the hour and often faster! We don't have anyone onsite and do our absolute best to support our guests virtually.

General Respect & Care:

- **General Cleanliness:** We ask our Guests to treat the property with respect and care, so that future Guests may too enjoy the amenities and offerings of PPH. We use professional cleaning services and protocols to maintain the integrity and safety of the space for all visitors to PPH.
- **Repairs:** Things happen. Guests are responsible for reporting any maintenance issues promptly to the Host so that they may be addressed in a timely manner.
- **Lights:** Please turn off all lights when not at home to conserve energy. The exterior lights are dusk to dawn activated and turn on and off automatically. There are two night lights in the house as well.
- **FYIs and Quirks By Room:**

- **Bathroom**
 - The home is on a septic system, which means sensitive plumbing. Please DO NOT flush anything other than toilet paper into the toilets. This includes paper towels, tampons, applicators, Q-tips, etc.
 - There is a closet in the bathroom for additional guest storage. There are also extra linens and pillows stored there for use of the sofa bed in the living room.
- **Kitchen**
 - **Appliances:** Some quirks and details:
 - **Microwave:** Press 0/Unlock to open the microwave if it locks after warming.
 - **Stove / Range:** This is a gas range. Turn each knob to the left to light first, then turn to Low, Medium or High. To turn off, turn the knob to the right.
 - The house also has its own well as the water source. The water is drinkable and delicious. Please conserve when possible.
 - Please do not leave food or trash out. This helps prevent pests like ants, etc. from entering the house. We get bears and raccoons in the area, please keep trash in the bins in the house; our cleaners will remove the trash when you check out.
 - Please do not put grease or coffee grounds down the drain. It doesn't have a garbage disposal. This helps prevent clogs. Food scraps can go in the trash.
 - There are various cleaning products under the kitchen sink in the cabinet to the right.
 - The First Aid kit and fire extinguisher are located on top of the glass-faced cabinets to the left of the fridge.
- **Living Room/Entry Way**
 - **Sofa Bed:** The couch converts to an oversized queen bed (63in x 71in) by pulling the top cushion forward onto the ground. The linens (sized Cal King), pillows, and blankets for this bed are located in the closet in the bathroom. See below for different ways to position the sofa cushions for your needs - there is even a play area set-up for kids! Please return the sofa to the way you found it before you depart. If someone (dog/kid/adult) has an accident:
 - **Spot Cleaning:** Use either an upholstery shampoo, foam from a mild detergent, or a mild cleaning solvent. When spills happen, blot immediately to remove the spilled material. Clean spots or stains from the outside to the middle of the affected area (this prevents circling). To prevent overall soiling, frequent vacuuming to remove dust and grime is recommended.

CUSTOMIZABLE CONFIGURATIONS

Flexible Placement to Suit Your Style



PRODUCT DIMENSIONS

Weight Capacity: 500 LBS



- **Smart TVs:** There are 2 TVs in the house, one in the living room and one in the bedroom. Both are mounted on rotatable wall plates to adjust the angle and

location on the TV. Feel free to use your personal log-in information to access the various apps available. These include Netflix, Hulu, Peacock, Disney+, Max, Sling, Amazon Prime, Spotify (to play the Points and Pines Hideaway Playlist!) and more. Each TV has one remote. Press the Power button to turn the TV on and off.

- There are puzzles and games for indoor (or outdoor) play.
- **Wood burning stove:** This feature is currently not usable. You may use the area to keep your shoes. The outdoor cushions are stored in this area next to the front door.
- Please keep the rugs and carpet clean. No shoes on the carpet please!
- **Primary Bedroom**
 - Please keep the carpet clean. No shoes on the carpet please!
- **Laundry Room**
 - There is a laundry detergent dispenser and dryer sheets in the basket in the glass cabinet in the kitchen. Please dispose of any lint accumulated in the dryer between loads.
- **Deck / Exterior**
 - **Stargazing:** We love the open feel of the deck in the midst of the Rocky Mountain wilderness. Download your favorite star gazing app to check out the night sky, including views of the Milky Way!
 - **Off-Limits Areas:** The back side on the south end of the parcel is off limits to guests; the gate at the top of the stairs is locked. The side yard between the cabin and the driveway is accessible for guests and their dogs. Do not leave animals or kids unattended, as we do get visits from local wildlife, including bears, raccoons, foxes, deer, our resident moose and others.
- **Furnace:** PPH supports sustainability efforts. Please use utilities responsibly and avoid excessive consumption. Turn off all lights and furnace when not home. The thermostat is located on the wall opposite the front door next to the bathroom entryway. PPH doesn't currently have AC, and there is a ceiling fan in the living room and extra fans in the closets. The ceiling fan is operated by the switch plate outside the bedroom door. There is no remote for the ceiling fan. Opening the windows and front door for that cool mountain air should generally suffice on the warmer days. There are extra blankets in the wicker baskets for your comfort as needed.
- **Parking:** Parking is permitted only in designated areas on the property, which includes the driveway. Two vehicles will fit comfortably. RVs, boats, trailers, and other unauthorized vehicles are not permitted on the property. Please check with the Host for guidance on alternative parking for these vehicles. Please do not park on county roads.
- **Quiet Hours:** To respect our neighbors and the peaceful ambiance of our mountain community, quiet hours are from 10:00 PM to 7:00 AM.
- **No Smoking:** PPH is strictly non-smoking, including e-cigarettes and vaping.
- **No Candles** or open flames inside or outside the property. We are in fire country and abide by the local governance for guidance.
- **No Fireworks.**

- **Number of Guests:** Please adhere to the number of guests stated in your booking. Unauthorized guests are not permitted. Please contact your Host to make changes.
- **Events & Parties:** Events and parties are strictly prohibited unless prior arrangements have been made and approved. Please contact your Host to explore your options for gatherings at the house or in town. We offer private wine tasting experiences at the property led by a local wine maker. Please ask your host about this!
- **Trash & Recycling:** Trash and recycling must be disposed of properly in designated receptacles. The trash can is located under the microwave shelf in the kitchen. Recycling can be placed in the receptacle in the driveway. Before you depart, please make sure your trash is put in the appropriate bin at the base of the driveway. Trash day is on Tuesdays. If you're staying at the property on a Tuesday, please make sure the trash bins are two feet apart so they can be picked up by the collection trucks.

You're in the Rockies:

- **Respect the Surroundings:** Our property is located in a delicate mountain environment in the Front Range of Colorado's Rocky Mountains. Please be mindful of wildlife. You will see lots of deer, moose, horses, birds, squirrels, skunks, foxes, bears, raccoons and more within the community. Sometimes you will hear squirrels on the roof! It can get windy, be aware of your surroundings.
- **Outdoor Furniture:** Please return outdoor furniture to its original position after use.
- **Fire Safety:** Due to the seasonal dry climate during warmer months, please exercise extreme caution with fire. No open flames are permitted outdoors or indoors. Follow all local fire restrictions. Platte Canyon Fire Protection is located at 153 Dellwood Dr, Bailey, CO 80421. They can be reached at (303) 838-5853.
- **Local Wildlife and Critters:** Please do not feed any local wildlife. As this is the mountain country, you will see critters in and around the property, including but not limited to spiders, ants, crickets, mosquitoes and more. Please act responsibly, especially if you have any allergies or phobias. If you are not comfortable seeing a few critters around the property, this isn't the stay for you. While the property is regularly treated for pests, this is the mountain country and you will see critters on occasion, especially when it's warm outside. We want all of our guests to have a good experience and if you're not comfortable with seeing critters around, we are happy to make recommendations for other stays in town.
- **Driving:** Please be mindful of narrow, steep and curvy back roads and drive safely. The speed limit is 20 MPH in most areas. Animals and children are often present. Use headlights.

Check-In/Check-Out:

- **Check-In Time:** 3 P.M. We are happy to offer early check-in if there are no departures on the day of your arrival!
- **Check-Out Time:** 10 A.M. If you need more time, please contact your Host to coordinate. We are happy to offer late check-out if there are no arrivals on the day of your departure!
- **Check-Out Instructions:**
 - 1. Please leave the property in a reasonably clean and tidy condition.

- 2. Please leave your trash inside the house for our cleaners to take out. This is to avoid bears and raccoons getting into them.
- 3. Please wash your dishes (so we don't attract ants) and leave them in the drying rack, no need to put the dishes away.
- 4. Return all furniture to its original location.
- 5. Feel free to leave dirty towels on the floor in the bathroom so our cleaners know what was used!

Safety:

- **Appliances:** Please use appliances as instructed. User manuals are provided in the upper left-hand drawer above the trash bins on the kitchen island. The stove and furnace operate using propane. The propane tank is located on the north side of the property above and behind the cabin. Please do not tamper with the propane tank.
- **Safety Equipment:** Please familiarize yourself with the location of fire extinguishers and first-aid kits. Both are located on top of the glass-faced cabinets in the kitchen. There are smoke alarms and a carbon monoxide detector.
- **Outdoor Floodlight and Camera:** There is an outdoor floodlight and camera that has a view of the driveway and entryway, and one in the backyard pointing west for safety. These lights are dusk to dawn activated, so if you arrive while it's dark you will have a lighted pathway.
- **Lock Doors and Windows:** Secure all doors and windows when leaving the property.
- **Report Suspicious Activity:** Report any suspicious activity to the appropriate authorities. Do not engage in any illegal activity on the premises.

Occupancy:

- **Authorized Occupants:** Only the individuals listed on the reservation are authorized to visit PPH. This is for the safety of our guests. For any additional guests, please notify your Host.

Pets:

- **Pet Policy:** We love animals! PPH is dog-friendly. We ask for a dog fee to help us cover the extra cleaning required - the house gets messy from all the playing in the dirt! We allow up to three well-behaved dogs per stay. Dogs should be accompanied by a human on the property at all times and not be left alone. Dogs are permitted in the fenced side yard. Dogs are allowed inside the house and should stay off the carpet in the bedroom. This is the mountains so use your judgement regarding leashing. We do get deer, squirrels, birds, bears, moose, and more as visitors. We recommend bringing your dog inside after sunset. Be mindful of plants that could get stuck in your dog's paws, ears, nose, eyes or fur - especially those with long hair. These are seasonal in the spring to summer time especially. Your animals are your responsibility and the property and host are not liable for any incidents. Pro tip: check your dog frequently for things that could get stuck in their fur, paws, ears, nose, eyes, etc.

- **Pet Waste:** Guests are responsible for cleaning up and disposing of all pet waste promptly in the garbage bin in the driveway.

Property Alterations:

- **No Unauthorized Alterations:** No alterations or modifications to the property are permitted without prior written consent from the Host.
- **Decorations:** Temporary decorations are permitted, but must not cause any damage to the property.

Violations:

- **Consequences:** Violations of these house rules may result in written warnings, fines, eviction. If you have any questions, don't hesitate to reach out to the Host.

Contact Information:

- For any questions or concerns, please contact your Host via the Airbnb app for a timely response.

By booking our property, you acknowledge and agree to abide by these house rules. We appreciate your cooperation and hope you have a wonderful stay at Points and Pines Hideaway!

Exhibit B: Hot Tub Rules and Guidelines

For your safety and to ensure a great experience for all, please read and adhere to the following rules and guidelines.

General Safety

- **Hours of Use:** The hot tub is available for use between 9 AM and 10 PM. Please be mindful of noise to respect our neighbors.
- **Adult Supervision:** Children under 12 years of age must be supervised by an adult at all times.
- **Health and Safety:** Do not use the hot tub if you are pregnant, have a heart condition, or have high blood pressure. Extended use can be dangerous.
- **Duration:** Limit your soaks to a max of 20 mins to prevent overheating and dehydration.
- **Hydration:** Always stay hydrated. Drink water and avoid alcohol or drugs before/during use.
- **Glassware:** No glass bottles or containers are permitted in or around the hot tub.

Maintaining the Hot Tub

- **Rinsing Off:** Please shower or rinse off before entering the hot tub to remove lotions, oils, and dirt. This is crucial for keeping the water clean.

- **Chemicals:** Do not add anything to the hot tub water, including soap, bath bombs, or chemicals.
- **Food and Drink:** No food is allowed in or around the hot tub.
- **Cover:** Always place the hot tub cover back on when you are finished. Ensure it is securely fastened. This is a crucial safety measure and helps the hot tub maintain its temperature.
- **Damages:** Any damage to the hot tub, cover, or related equipment caused by a guest's failure to follow these rules will result in a deduction from the security deposit.

Liability and Responsibility

- **Owner's Disclaimer:** The use of the hot tub is at your own risk. The owner is not liable for any injuries, illness, or property damage that may occur during your use of the hot tub.
- **Indemnification:** You agree to indemnify and hold harmless the owner from any claims arising from your use of the hot tub.
- **Violations:** Failure to follow these rules may result in immediate termination of the rental agreement and forfeiture of all payments.

By using the hot tub, you agree to these rules and accept full responsibility for your own safety and the condition of the hot tub.