



Timberline Cabins
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www.timberlinecabin.com

**THERE IS ZERO TOLERANCE REGARDING PARTIES. THEY ARE STRICTLY FORBIDDEN.
AUTOMATIC \$500 FINE WILL BE CHARGED FOR VIOLATING HOUSE RULES
AND FOR ANY DAMAGES OCCURRED. NO ADDITIONAL GUESTS ARE PERMITTED
OTHER THAN PAID FOR GUESTS UNLESS APPROVED BY THE MANAGER.
THE SHERIFF WILL BE CALLED, AND YOU WILL BE ASKED TO LEAVE THE PROPERTY IMMEDIATELY.**

There are security cameras at the entrances of the driveways to our units.

Reservations

Must be 21 years or older to make a reservation. 25% is due upon booking; the remaining amount owed will AUTOMATICALLY be charged to your credit card 30 days in advance of your stay. Credit and debit cards are accepted – no cash or checks. We reserve the right to cancel your reservation due to non-payment. The best way to secure a booking is through our website, however, you can make your reservation over the phone if need be. 2-night minimum stay requirement on weekends and 1 night is permissible Tuesday - Thursday. Rates do not include applicable taxes, administration, and cleaning fees. Reservations are not considered “guaranteed” until a signed rental agreement and full payment is received. We reserve the right to automatically charge your credit card for any fees as outlined in this agreement.

Holiday and weekend rates may differ slightly than weekday rates. All rates are subject to change.

Check in/Check out

You will receive an email 2 hours in advance of your stay with additional information including the digital keycode to gain access to your getaway. Check in is at 4 p.m.; check out is at 10 a.m. unless the added retail item of \$50 is paid for an early check in / late check out by 1 hour is added to your reservation. There will be an additional charge for guests checking in/out outside of set times unless given prior approval by the property manager.

Before checking out, guests are expected to do the following:

- Wash dirty dishes; a \$25 fee will be charged for unwashed dishes
- Put indoor trash in the outdoor trash bin
- Turn thermostat to 70 degrees
- Lock door

Cancellations/Refunds

We understand situations may arise, and we will make every attempt to work with you if you need to cancel a reservation. Our cancellation policy will be followed as stated unless otherwise approved by the property manager.

- No refunds due to the weather or power outage
- No refunds for early departures
- Cancellations made more than 30 days prior to arrival date will receive a 100% refund
- Cancellations made 30 days or less of the arrival date will NOT be REFUNDED and must have been CONFIRMED.
 - Please email, text, or call to cancel your reservation. If you do not see a confirmation email of your reservation being cancelled, it has not been CONFIRMED.
- If there is a shutdown order from the Ohio Governor, you may reschedule or receive a gift certificate only (no refunds).

Occupancy/Amenities

Please limit occupancy to cabin maximum and only paid-for guests. No additional visitors are permitted on the property unless it has been approved by the property manager. Failure to comply will result in being charged for the unregistered guests and asked to leave the property immediately without refund.

Your stay is furnished with the following:

- Bed linens
- Extra bed linens for additional sleeping arrangements (example: sofa sleeper)
- Refrigerator, stove, microwave, coffeepot (drip), coffee filters & toaster
- Dishes, utensils, pots & pans
- Kitchen dish towel, dish cloth, dish soap, & trash bags
- Basic seasonings
- TV with Roku.

- Wi-Fi
- Ceiling fans, central air, and furnace
- Bath toiletries (shampoo, conditioner, bath soap, etc.)
- Bath towel, wash rag, & hot tub towel
- Toilet paper
- Bonfire pit, picnic table, charcoal grill
- Hot tub

What you may want to bring

- Paper products (more toilet paper, tin foil, paper towels)
- Charcoal & lighter fluid
- Lighter
- Additional seasonings for cooking
- Folding camping chairs

It is our goal to have everything functioning in order to increase your satisfaction. However, from time to time, appliances, hot tubs, TV, water, electricity, etc. can break down or malfunction. While we cannot refund any monies due to issues beyond our control, we will respond as quickly as we can to make repairs and restore amenities. Please call or text to report any issues. It is helpful for us to know when something isn't working (even a blown lightbulb), so we can give it attention. We appreciate you letting us know! Please note: our phones are not monitored 24 hours a day; we will do our best to respond as soon as we are able.

Mobile Sleeping Unit

No mobile sleeping units are permitted at the properties for additional housing. This includes the erection of tents.

Smoking

We do not permit smoking inside any of our properties. Smoking is permitted on the decks and grounds. Please extinguish all cigarettes in ashtrays and dispose of them properly to prevent a fire hazard and keep the grounds well maintained. Guests that do not abide by this will be charged \$100 for the removal of the smell of smoke and will be responsible for any other damage/clean-up costs associated from the result of disregarding this policy.

No use of marijuana or illegal substances permitted anywhere on the premises.

Hot Tubs

For the safety and enjoyment of our guests, your hot tub will be cleaned between reservations. For arriving guests, this might necessitate a delay in using the hot tub immediately upon arrival, due to the water temperature. We apologize for this inconvenience, but your safety is important. To keep your hot tub as clean as you arrived, avoid products like hair spray, hair mousse, styling gels, deodorants, suntan lotions, excess sweat, skin creams of any sort or excess soap. Any of these products will seriously cloud up your water and clog the filter. Although it is inconvenient, try to shower before going into the hot tub. Maintenance will change the filter, add water & chemicals as needed in between guests.

If you are staying more than 7 days and the hot tub needs attention, please let us know. The water will not be changed out completely during your stay unless deemed necessary by maintenance. No more than 4 guests at a time in the hot tubs unless you are in the Birmingham, Peaceful Pines, Hillside Hideaway, or Hunters Haven, which holds 6 at a time. It is IMPERATIVE the water stays over the filter. If the water level decreases below 6 inches from the top of the tub, please call and report this as soon as possible for maintenance to take care of the situation. Jets are set to automatically circulate the water on a timer.

There is a 'bar' over the tub – this is a 'cover lift'. Fold the cover over the bar & then push to the back of the hot tub to appropriately lift off the cover. No drinking or eating in the hot tub. No glass by the hot tub area. Turn off lights when exiting the hot tub and replace the cover when not in use. No sitting on the hot tub lid. Children's toys are prohibited in the tubs.

Firepits/Grills

Please use EXTREME CAUTION when having a fire. If you start a fire and it gets out of control, you will be held personally and financially responsible for any damages caused. Never leave a fire unattended.

There are cans of spray to eliminate flames at each grilling station as well as fire extinguishers inside the cabins. Utilize the ash buckets for charcoal only – DO NOT THROW CHARCOAL INTO THE WOODS.

Furniture/Spreads/Blankets

All properties are equipped with mattress/box spring encasements, mattress covers, sheets, bedspreads and throw blankets. Extra linens are provided for pull out couches, futons, and spare sheets should they get soiled during your stay. If there are any 'stains' (blood, fruit juice, drinks, urine, etc.) that cannot be removed after laundered, you will be charged for a replacement of the item to equal - \$60 for a King, \$50 for a Queen, \$40 for a Twin.

You will be held responsible for furniture tears, stains, breaks, or any damage to property during your stay to include replacing the item and the cost of labor to perform the work. You will also bear the financial responsibility to replace anything lost or stolen. WE WILL ATTEMPT TO TAKE CARE OF THESE SITUATIONS AS COST EFFECTIVE TO YOU AS POSSIBLE.

Quiet Time

Please be considerate of your neighbors and observe a 10:00 p.m. to 10:00 a.m. quiet time. We want our guests to have a good time, but many come to relax and enjoy getting away from the noise. Please be respectful of others.

Hunting/Fishing/Critters

No hunting is allowed on the property. No processing of animals inside cabins. Deer can be hung from surrounding trees, but all carcasses are to be properly removed and disposed of by guest; they are not to be left for housekeeping to handle.

No boating or swimming in ponds. Fishing in is permitted, catch and release only. Please take extreme caution when accessing any body of water.

We have professional pest extermination of our cabins, but they are not bug proof. Please remember you are in the woods, and we have invaded the woodland creatures' habitat, so you may see an occasional visitor.

Pet Policy

Our pet policy is as follows:

- Well-mannered and housebroken dogs or cats of 80 lbs. or less are welcome
- The Maximum number of pets per cabin is two (2)
- Pet fee is \$100 per cabin. This fee DOES NOT include picking up your dog's droppings. This Fee DOES NOT include excessive hair on couch, blankets, spreads, or sheets. An additional fee of \$50 for picking up any droppings and \$100 for the clean up of any excessive hair will be charged if you neglect to do so.
- If your pet is a 'couch dweller', we ask you to please bring towels or sheets with you to cover any couches or beds.
- You will be responsible for the cost/labor to replace any item that is chewed by your pet.
- Pets are not to be unattended inside the property unless crated
- Pets need to be leashed at all times for their own safety & the privacy of our neighbors.
- Excessive barking will result in guests to be asked to leave for the respect of our neighbors
- Pet food cannot be kept outside as this could attract unwanted wildlife.

We also have horse stalls at our Salt Fork, Peaceful Pines Lodge. They are only available with the rental of this unit for an additional fee.

General Statement

All information contained herein is considered to be accurate and truthful. Timberline Cabins or its owners have no liability whatsoever for errors, including without limitations, typographical errors and or omissions. The guest fully understands that: Timberline Cabins and its homeowner are not responsible or liable to guests for loss or theft of any of the guests' personal property, accidents, injury, or damage of any nature from any cause to guest or guest's group. This extends to acts of God, weather, road travel or recreational activities, or items removed or changed in the home. Guest(s) hereby agree to INDEMNIFY and hold Timberline Cabins and its homeowner harmless from any and all claims including those of third parties, arising out of or in any way related to Guest(s) use of premises or the items of personal property provided therein. Guest(s) assumes the risk of injury or other losses relating to any recreational activities and will hold homeowner and its agents harmless with respect there to.

This agreement is subject to change at any time.

Revised 02/05/2025