



JACK LAKE LODGE OPERATIONAL RULES AND RESTRICTIONS

All of the Guest party agrees to these operational rules for Jack Lake Lodge. Primary Party (the person reserving Jack Lodge) retains all financial responsibility related to violation of these rules.

1. **Guest Party.** Only persons listed on this Agreement may stay in the Property. "Guest Party" means Guest plus listing of guests, to include no more than 10 people in total, to be provided by email after confirmation of reservations and prior to occupancy.
2. **Maximum Occupancy.** The maximum number of persons allowed to stay in the Property is **limited to 10 people, including children.** A charge of \$150.00 per person per night will be assessed for each person who stays in the Property in addition to the Guest Party. Primary Party will be charged without notice for additional persons staying in the Property and not disclosed to Owner.
3. **Visitors.** A visitor is an occupant of the Property who is not staying overnight. The total number of persons permitted in the Property at any given time, including visitors, is 16 people. Any visitor staying overnight is subject to additional charges as in # 3 above. No visitor will be allowed to use the including equipment or common grounds, including boats, kayaks, private lake access, screen house or deck, when Guest is not on the Property.
4. **Pets.** With the exception of service animal as defined in Federal Regulations, pets (including but not limited to dogs and cats, **are not allowed on the property.** Service animals are allowed but must be under control of the handler at all times and the Owner may request information on what specific task the animal is trained to perform. In general, emotional support animals do not qualify as service animals.
5. **Guest Period & Check-In.** The term of this lease will be from "Arrival Date" as booked on-line to the "Departure Date" as booked on-line. Occupancy by the Guest Party will begin at 3:00 p.m. Central Time on the Arrival Date as reserved and the Property must be vacated by 11:00 a.m. Central Time on the Departure Date as reserved, unless otherwise extended through the reservation system.. If any member of the Guest Party remains on the Property beyond the Departure Date and time, the Primary Party will be responsible to pay an additional 3 day stay unless reservations are officially changed within the on-line reservation system. Changes of reservations are only allowed when no other parties have reserved the property. **The Property requires a three (3) night minimum consecutive stay for each reservation.**
6. **Keys & Access Codes.** Primary party will receive four (4) key(s), which will unlock the front door to the Property and 1 key which will unlock access to included boats and kayaks. Primary party is responsible to distribute keys to others in the Guest Party. Guest party is not allowed to make duplicate keys. A fee of \$50.00 per key will be charged to Primary Party for failure to return any key provided. Any attempt to access a locked area is just cause for immediate termination of lease agreement, forfeiture of all rent paid, and immediate eviction from the



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property. The Primary party will be liable for cost of missing items or damage caused by the Guest Party.

7. **Additional Guest Rules & Restrictions.** Guest agrees to abide by rules and restrictions as may be posted on the property and at facilities due to changing situations. If any person in the Guest Party fails to follow any of the Rules, the Guest Party may be asked to vacate the Property and the Primary Party will forfeit all rent paid.
8. **Condition of Property and Inspection.** Guest Party acknowledges that on the Arrival Date, the Property is in good condition, except for any defect Guest Party may report to Owner by 10:00 a.m. for the day following the Arrival Date by calling 715-623-6214 and leaving a message if necessary. The Property should be left in the same condition, **including cleanliness**, as it was found by Guest on the Arrival Date. Guest promises to leave the Property in good repair. All dishes, housewares, and utensils shall be washed and returned to proper storage. Floors shall be swept and carpets shall be free of debris. Furniture shall not be moved and shall remain in the same location as positioned prior to arrival.
9. **Cleaning.** A cleaning fee of **\$200.00** has been paid by the Primary Party. **Daily housekeeping services are not included in the Guest rate.** Throughout occupancy, the Guest Party will be responsible for keeping the Property clean and in good condition. Garbage shall be properly disposed of in the outside receptacles as provided for the property. Due to wildlife concerns, if such receptacles are full, the Guest Party is responsible for removal of excess trash to the Jack Lake Campground Solid Waste and Recycling Site. Any unsafe or dangerous condition must be reported to Owner immediately.
10. **Security Deposit.** The Primary Party paid a security deposit at the time of reservation in the **amount of \$300.00.** If the property This deposit will be refunded by check to the Primary Party by a mailed check if the Owner's inspection shows that the property is left in the same condition, **including cleanliness**, as it was found by Guest Party's Arrival Date. If the inspections shows damage to the Property or furnishings outside of normal wear, excessive mess requiring additional cleaning or other expected costs to the owner incurred outside the normal wear the the Primary Party will be responsible to accept deductions for costs from the security deposit. In the event that the security deposit does not cover damage to the property, the Owner will seek any and all legal remedy to recover actual costs from the Primary Party.
11. **Cancellation.** If Guest Party cancels the reservation less than 168 hours (7 days) before the Arrival Date and time, the Total Amount paid at registration by the Primary Party will be forfeited with no remedy for recovery.
12. **Reservation Deposit and Payment.** Guest Party agrees that payment in full for the rent, the security deposit, processing fees and cleaning fees shall be paid by the Primary Party prior to occupancy. The owner shall have no responsibility or financial obligations to any person other than the Primary Party.



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13. **Furnishings, Housewares and Equipment.** The following furnishings and equipment have been provided with the Property:

3 Queen Beds, 3 chests of drawers, 3 nightstands, 2 full bed futons, 3 bucket chairs, 1 recliner, 1 dining room set with 6 chairs, washer & dryer, 4 patio chairs, 2 patio tables, 1 weber charcoal grill, 1 television in living area,

Dish set with 8 place settings (dining plates, saucers, bowls)
Drinking Glasses (10 glasses of various sizes)
Kitchen Utensils including- 8 place setting of silverware,
8 Bath Towels, 8 washcloths, and 8 hand towels

1 rowboat, 1 kayak, 1 firepit, 1 picnic table, life jackets of various sizes (Guest responsible to provide correct sizes and proper use)

Guest Party and Primary Party shall ensure that furniture, bedding, kitchen equipment, utensils, and any other personal property supplied with the Property must not be removed from the Property. Loss of any items within the Property or damage to the Property or furnishings in excess of normal wear and tear will be charged to Primary Party at replacement cost. If an item should break, Primary Party must notify Owner immediately by calling 715-623-6214 and leaving a message if necessary. Guest is not permitted to alter the wiring of any television.

14. **Parking.** Parking by the Guest Party is limited to 3 spaces (3 vehicles) on the paved area only. Additional Guest Party Vehicles or Visitors may only park in designated parking area adjacent to the Guest property. Any illegally parked cars may be subject to towing and/or fines. A large parking lot is located a short distance from the Guest unit that may be used for additional parking for as many vehicles needed.

15. **Use of Beds and Futons for Overnight Sleeping.** State regulations require all beds and overnight sleeping accommodations to have waterproof coverings between the sheets and the mattress. The Owner has supplied sheets, waterproof coverings and bedding for all beds and the futons. Guest Party and Primary Party shall maintain waterproof coverings on beds and shall install waterproof coverings and sheets on futons prior to use for overnight sleeping. Damage to bedding from lack of use of waterproof coverings will result in cost of replacement being deducted from the Security Deposit or charged to the Primary Contact.

16. **Mechanical Failures, Unsafe or Dangerous Conditions.** Owner attempts to properly maintain the Property. While all electrical and mechanical equipment within the Property are in good working order, Owner cannot guarantee against mechanical failure of electrical service, stopped plumbing, water supply, heating, air conditioning, audio visual equipment, internet access, cable service, or appliances. Guest agrees to report any inoperative equipment or other maintenance problem to Owner immediately. Any unsafe or dangerous condition must be reported to Owner immediately. Owner will make every reasonable effort to have repairs done quickly and efficiently. Guest will allow Owner or a person permitted by Owner access to the Property for purposes of repair and inspection. Owner is not responsible for any inconvenience that may occur



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and no refunds or rent reductions will be made due to failure of such items. **Any Owner notification under this section should be called to 715-216-4403 and if no answer called to 715-889-3916.**

17. **Limitation on Liability.** Guest Party and Primary Party assumes responsible for any accidents, injuries or illness that occur to any member of the Guest's Party or Guest's visitors while in the Property or on the Property. Guest party retains all responsible for loss of personal belongings or valuables belonging to any member of the Guest Party or any of Guest's visitors. Guest party agrees to assume the risk of any harm arising from use of the Property. UNDER NO CIRCUMSTANCES AND UNDER NO LEGAL THEORY, TORT, CONTRACT, STRICT LIABILITY, OR OTHERWISE, SHALL OWNER BE LIABLE TO GUEST PARTY, PRIMARY PARTY OR ANY OTHER PERSON FOR ANY DAMAGES OF ANY NATURE WHATSOEVER INCLUDING ARISING OUT OF OR RELATING TO THIS AGREEMENT OR GUEST'S GUEST OF THE PROPERTY OR USE OF THE PROPERTY. IN NO EVENT WILL OWNER BE LIABLE FOR ANY DAMAGES IN CONNECTION WITH THIS AGREEMENT, EVEN IF OWNER SHALL HAVE BEEN INFORMED OF THE POSSIBILITY OF SUCH DAMAGE.
18. **Indemnification.** Guest Party and Primary Party acknowledge that the use of the Property and any associated equipment by the Guest Party and Guest's visitors entirely at their own risk. Guest Party and Primary Party will indemnify and hold harmless Owner from any and all expenses, costs, damages, suits, actions, or liabilities whatsoever arising from or related to any and all loss of or damage to personal property, injury or death resulting from the use or occupancy of the Property or the failure of any member of Guest Party, Primary Party or Guest's visitors to observe, follow or obey these Operational Rules and Restrictions.
19. **Questions.** Any questions related to these rules should be addressed by calling the Langlade County Forestry Parks and Recreation Office at 715-627-6300 from 7:30 a.m. until 4:00 p.m. Monday through Friday or by email to the Forestry, Parks and Recreation Administrator at amurray@co.langlade.wi.us