

Spirit Dancer Lodge

Sun Dancer Lodge

731 Emmett Rd. (Rt. 644)
Etlan, Virginia
(540)923-4325

Rental Contract and Regulations

1. Renter Qualification

Both Spirit Dancer Lodge and Sun Dancer Lodge are ideal for occasions such as family gatherings, corporate retreats, reunions, and birthdays. We do not rent to vacationing students.

2. Liability

Spirit Dancer Lodge and Sun Dancer Lodge are privately owned. The owners are not responsible for accidents, injuries or illnesses that occur while guests are on the premises. The owners are not responsible for the loss of personal belongings of guests. By accepting this reservation, it is agreed that all guests are expressly assuming the risk of any harm arising from their use of the premises and the risk of harm to others whom they invite on the premises.

3. Falsified Reservations

Any reservation obtained under false pretense will be subject to forfeiture of advance payment, deposit and/or rental monies, and the party will not be permitted to check into Spirit Dancer Lodge or Sun Dancer Lodge.

4. Reservation Deposit

To reserve your selected dates, an advance reservation payment equal to 50% of the rental rate is required sixty (60) days before arrival. Payments can be made in the form of traveler's check, bank money orders, cashiers checks or personal checks payable to Geri Slack. The reservation payment is not a damage deposit. The balance of the rent is due thirty (30) days before the agreed upon arrival date. Spirit Dancer Lodge and Sun Dancer Lodge require a two (2) night minimum stay. Longer minimum stays may be required during holiday periods. Rates are subject to change without notice prior to a rental contract being signed.

5. Damage Deposit

A damage deposit of \$300 is required for Spirit Dancer and \$400 is required for Sun Dancer. The deposit must be received with the final payment. Provided the following provisions are met, the owner will fully refund the damage deposit to the renter:

- a. No structural damage (such as damage to floors, doors, hardware, fixtures, etc.) or damage to contents (such as damage to furniture, rugs, wall hangings, electronics, etc.) beyond normal wear and tear is found upon inspection of Spirit Dancer Lodge / Sun Dancer Lodge.
- b. Dirty dishes are placed in the dishwasher and the dishwasher is started or has finished washing.
- c. No linens are lost or damaged.
- d. Linens are washed and folded. **A \$100.00 linen service charge for Spirit Dancer and a \$200 linen service charge for Sun Dancer are available to renters for washing and folding linens and towels. Renters who do not opt for this service in their rental agreement will automatically be assessed this fee upon vacancy when linens and towels are left unwashed and unfolded.**
- e. All trash is deposited in the dumpsters by the dilapidated barn on your way out.
- f. Lights and fans are turned off.
- g. Doors are locked and the key is returned to its designated place.

6. Cancellation Policy

A thirty (30) day notice prior to the arrival date is required for cancellation. Cancellations made more than thirty (30) days prior to the arrival date will incur no penalty. Cancellations or changes that result in a shortened stay or that are made within thirty (30) days of the arrival date will forfeit the full advance payment. Cancellation and early departures do not warrant a refund of rent or deposit.

7. Maximum Occupancy

The maximum number of guests at Spirit Dancer Lodge is limited to twelve (12) persons. The maximum number of guests at Sun Dancer Lodge is limited to sixteen (16) persons.

8. Check-In and Check-Out Times

Spirit Dancer Lodge and Sun Dancer Lodge check-in is after 12:00 noon of the arrival day, and check-out is 12:00 noon of the departure day, unless otherwise arranged.

9. No Daily Maid Service

Daily maid service is not provided.

10. Smoking

Spirit Dancer Lodge and Sun Dancer Lodge are **NON SMOKING** accommodations.

11. Storm and Road Conditions

No refunds will be given in the event of storms or poor road conditions unless the National Weather Service orders a mandatory evacuation. In winter months with snow conditions, four wheel drive vehicles may be required to reach Spirit Dancer Lodge and Sun Dancer Lodge. There have been a few occasions when a four-wheel drive was unable to make the last grade due to icy conditions. In this case, a ¼ mile uphill walk would be required to reach the Lodges. On occasion, the stream crossing Emmett Road is impassible. **DO NOT ATTEMPT TO DRIVE THROUGH THE WATER.** Should this condition occur, detour back to Route 231, proceed north 0.4 miles, turn left on Route 646 (Champe Plain Road). Proceed to Route 644 (Emmett Road) and turn left. Proceed around the bend in the road and turn right at the next gravel road (by the tractor mail box). Then follow the supplied directions.

12. Pets

Pets are not allowed.

13. Outside Fires

NO OUTSIDE FIRES ARE ALLOWED except in the outside fireplace. Spirit Dancer Lodge and Sun Dancer Lodge are within the boundaries of the State and County defined forest and adjacent to the Shenandoah National Park, which have restrictions on outside fires. Local residents and volunteers will report smoke and fire to the Fire Marshall upon sight. Be aware that fire fines are substantial.

14. Trash Disposal

All debris, rubbish, trash and discards are to be placed in the refuse container located at the foot of the hill by the dilapidated barn upon departure.

15. Parking

Adequate parking is available in front of Spirit Dancer Lodge and Sun Dancer Lodge.

16. Hot Tub

WARNING

Children under the age of 12 are not permitted in the hot tub. Health risks are associated with using a hot tub. Use at your own risk.

Operation instructions are provided in the Spirit Dancer Lodge and Sun Dancer Lodge notebook.

Our housekeepers sanitize, refill and replenish chemicals in the tub and set the thermostat at 90 degrees prior to your arrival. The thermostat on the hot tub should be turned up immediately upon your arrival.

17. Hot Tub Covers

Hot tub covers are for insulation purposes only and are not designed to support a person or persons. **DO NOT STAND ON THE HOT TUB COVER.** When not using the hot tub, replace the cover so the hot tub will stay warm for the next use and so that debris does not enter the hot tub.

18. Fireplace

Open the damper prior to using the fireplace. Keep the fire to the back of the fireplace as a precaution to strong prevailing winds that sometimes blow down the chimney. Dump water on hot embers after use. Firewood is provided.

19. Food Storage

Do not leave food outside the Lodge. Woodland animals such as squirrels, opossums, raccoons, coyotes, and black bears will find their way to the food supply even when the food is contained in coolers.

20. Written Exceptions

Any exceptions to the above polices must be approved in writing in advance.

By signing below, I agree to all terms and conditions of this agreement.

Signature: _____ **Date:** _____ **E-Mail:** _____

Address: _____