

RIPPLE RIDGE and LIGHTNING STRIKE CABIN RENTAL

Revised September 2022

All policies are strictly enforced. It is the responsibility of all guests (and members of their party) to be familiar with all policies pertaining to rental, and to verify all dates and other information on their confirmation.

NOTICE:

We rent to responsible adults. All guests under the age of 18 must be accompanied for the entire stay by a parent or legal guardian.

1. RESERVATION PROCEDURES

All reservations are to be made through the website: <http://ripplesridge.ca/>

All reservations are first come first served based on availability.

All rates shown on website or availability calendar are **per CABIN**, per night and do not include any applicable taxes or fees. Rates are subject to change without notice.

All reservations will be charged in Canadian dollars per booking, per night. Rates are posted on our website.

Damage Insurance fee: There is no fee charged for possible damage. We hope that you as an adult would be responsible and leave the cabin and surrounding area in the same or better condition than when you arrived.

2. PAYMENT OPTIONS

We accept Visa, MasterCard, and PayPal

Balance is due at the time of booking.

3. CANCELLATION, RESCHEDULES, CHANGES & REFUNDS

No monies will be refunded regardless of reason.

There will be no refunds or compensation for: Acts of God, Mother Nature, acts of war or government agencies, or road maintenance.

4. CHECK IN / CHECK OUT TIMES

Check in time is at 12:00PM MST or after. Check out time is 11:00AM MST

If you wish to stay in the area for the remainder of the day, please move your belongings out of the cabin so that the next user can have the space. Also, if you show up early you must leave your items out of the cabin until after 12:00PM.

5. SPECIALS / DISCOUNTS

There are no special discounts

6. DIRECTIONS TO CABIN

Please refer to the map page on main website for this information.

7. MAXIMUM OCCUPANCY

- As a result of Corona Virus our occupancy has changed. Cabins will now be

- booked as a whole cabin only (instead of per person).
- This means that our Cabins are now limited to **one group only** with a maximum of eight people in Lightning Strike Cabin and a maximum of six people in Ripple Ridge Cabin.
- **Inspections will be carried out on a regular basis and anyone found in violation being required to leave immediately as well as being banned from future stays.**
- There will be **no refunds** for any cancellations regardless of reasons or circumstances!

These cabins are first and foremost a shelter. If you have booked the cabin and there are people in need of shelter, they can not be turned away. Provisions to accommodate must be made.

8. CABIN AMENITIES

Descriptions of cabins are deemed accurate but are not guaranteed. We reserve the right to make changes to cabin furnishings, equipment, and amenities as necessary.

Cabin has:

- There is **NO** phone or internet connection at the cabins.
- **NO** water
- Led lighting
- Foam mattress pads
- Propane camp stove (bring your own propane)
- Some cooking utensils (we do not guarantee the cleanliness or existence of utensils)
- Indoor Fireplaces: Wood burning stove is seasonal, authorized to be used September 1st – May 15th,
- Toiletries & Supplies: Outhouse (bring own toilet paper).

9. PETS

RRRA does not allow pets in or around the cabins during winter months November 1st to April 30th.

10. TRASH

**IF YOU PACK IT IN, PACK IT OUT.
NEVER LEAVE ANY TRASH OUTSIDE THE CABIN, IT WILL ATTRACT WILDLIFE.
ALL** trash must be removed and disposed of by guest. **Do not** discard bones or any food scraps in the area. This will attract rodents and no one likes Rats and Mice in the cabin with them!

11. ANIMALS AND INSECTS

Cabins are treated for pests on a regular basis. However, the cabin is in the

mountains and woods and depending upon the time of year you may encounter Bear, Caribou, Deer, Turkey, Squirrels, Chipmunks, Mice, Ladybugs, Carpenter Ants, Bees, Wasps, Scorpions, Ticks, Flies, Chiggers, etc. Guests are encouraged to dress accordingly and to bring insect repellent for outdoors activities.

NO REFUND OR DISCOUNT will be offered due to critters.

12. ROADS

Accessible by foot only through winter months. Roads are Forest Service Roads (FSR), main access road is off of Highway 3 via Maryland FSR. These roads are user maintained and not plowed in winter. See our map page for more information.

13. CONDUCT

Occupancy and use of premises shall not be such as to disturb, including but not limited to; parties, excessive speeding through neighbourhoods, riding of ATV's or Off Road Motorcycles/Dirt Bikes, excessive noise and/or obnoxious behavior, discharging of Firearms, BB/Pellet Guns, Paint Ball Guns, Potato Cannons, or Fireworks, etc. No portable pools, water slides or water activities are allowed anywhere on cabin properties. We reserve the right to demand that disruptive Guests vacate the premises, with no refund.

We do not allow any parties of any kind, no family reunions or gatherings that exceed maximum occupancy. The number of guests may not exceed the authorized number of guests as listed per cabin at anytime. (Example: if cabin sleeps 6 people that is the maximum amount of people allowed at this cabin). If you exceed this number you will be asked to leave with no refund. **In consideration for the other renters, quiet time at the cabin begins at 10:00PM.**

14. VEHICLES

NO MOTORIZED VEHICLE ACCESS during winter/spring. Access is by foot; snowshoes or skis. Vehicles are permitted in summer months and must use the access road from Maryland FSR.

15. MAINTENANCE

Maintenance is conducted during the summer/fall months. Period checks are done on the cabin as well as users report in to inform RRRRA of any repairs needed.

16. TERMINATION BY OWNER / SUBSTITUTIONS

We strive to comply with all reservation requests. However, due to ownership changes, properties being removed from rental use, mechanical problems, or other unforeseen circumstances, we cannot absolutely guarantee a specific property.

17. REFUSAL OF SERVICE

We reserve the right to refuse service to anyone. All rentals are leased without regard to race, colour, religion, sex, national origin, or handicap.

18. ITEMS LEFT BEHIND

We are not responsible for any items left behind. Items left behind will be claimed by

RRRA and become the property of RRRA during our annual clean-up of the Site.

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