

Clubhouse Policies



YOU'LL BE STAYING IN SOMEONE'S HOME, SO PLEASE TREAT IT WITH CARE AND RESPECT.

Dear Guests,

We are a small, family-run operation whose goal is to provide visitors a relaxing and convenient stay while visiting El Dorado County. The following document will help you understand basic rules when staying in our home. We know most guests are kind and responsible; these rules are in place to protect you and the house from mishaps. Note that **all rules are subject to change**.

BY BOOKING THE CLUBHOUSE AT BEDFORD WOODS, YOU ARE AGREEING TO ALL OF THESE RULES AND UNDERSTAND AND ACCEPT OUR CANCELLATION POLICY.

SELF CHECK-IN

1. Prior to your check-in date, you will receive an email with detailed check-in instructions, including the exact address, private road directions, the entry lock code and Waiver & Release Agreement.
2. Every adult guest (18 years and older) in your party must sign the Waiver & Release agreement prior to entering the Clubhouse premises. Parents must sign the children section of the document for every child (0-17 years old). NOTE: Guests must be 25 years or older to reserve the Clubhouse.
3. Check-in is available from **4pm onwards**. Check-out must be completed before 11:30am—NO EXCEPTIONS—to allow our cleaning team time to prepare the house for the next guest. The keypad is programmed for check-in and out times. There will be a \$300 fee for late check-out!

DURING YOUR STAY

4. Smoking of any kind is **prohibited** inside the house (including vaping, smoking marijuana, cigarettes, etc.). No burning anything outside of the fireplace. Absolutely NO campfires, briquettes, or lighter fluid allowed. The home is located in the area of extreme fire danger with no reasonable expectation of successful response by firefighters, so fire prevention is very important. Violation of this rule **may result in immediate eviction and charges for cleaning and damages**. Minimum \$500 fine if our house smells like cigarette or marijuana smoke when you check out, as well as rebooking of a next guest coverage, if we need to clean the air in our home. Please be responsible and do not smoke.
5. Garbage rules: Place your bagged garbage into one of the black-lined garbage cans in the garage and close the lid. Do not leave garbage anywhere outside to prevent animals from reaping through it.

CHECK OUT:

6. Collect all items you've brought outside—like chairs, towels, glasses, etc.—and bring them back into the house. Place all soiled dishes into the dishwasher. **Please do NOT put cooking knives into the dishwasher**. Collect your garbage and refer to step 6 for instructions on how to dispose of it (see above). Close and lock all windows, the garage door, and the ground floor patio doors. Turn both Nest thermostats to the ECO position, turn off all lights and ceiling vents, and collect your belongings. Close and lock the front door by pushing the lock button on the entry lock.

PARKING

Up to 4 cars are allowed on the premises at all times. Cars may **ONLY** be parked in the designated area across the parking lot from the main entrance to the house. The private road to the Clubhouse, gates, driveway, house entrance stairs and the space in front of the garage, as well as entrance to the lower level lot, must remain unobstructed at all times. **Violation of this policy may result in a \$500 fine.** Guests are subject to recovery of damages for undelivered services and losses of rent due to the obstruction. **There are bears in the area.** To keep yourself and your vehicle safe, leave no food or trash inside your vehicle or outside the home; Proper food storage is essential.

PET POLICY

Only one dog or one cat is allowed during your stay. Your dog's weight must be less than 60 lb. Your pet must be house broken and well behaved. Dogs are required to stay off of furniture and beds. **Breed restriction is applied.** We love all dogs, but our insurance will not cover the following breeds:

- Pit Bulls
- Chow chows
- Doberman Pinchers
- Akitas

Guests are prohibited from bringing any of these breeds to the house.

Crate your dog if you plan to leave them unattended indoors. Pets **MUST BE LEASHED** on the property. Our home is in the middle of the forest - a home to many wild animals. **Leaving your pet unattended or letting your pet roam around the forest could be lethal.** Guests must clean up after their pet; excessive shedding may result in an extra cleaning fee. Breaking these rules will result in a \$500 penalty plus damages.

CANCELLATION POLICIES

Short Term Rental Cancellation Policy

- For reservations of up to 20 nights, guests must cancel at least 3 **DAYS** before check-in to receive a full refund. If cancelled within 72 hours prior to check-in, guests will be refunded 0% for the first night, 50% for the next 3 reserved nights, and 100% for the remaining reserved nights.

Long Term Rental Cancellation Policy

- For reservations of over 20 nights, guests must cancel at least 30 days prior to check-in to receive a full refund. Additionally, guests can get a full refund if they cancel within 48 hours of booking, so long as they cancel no later than 28 days prior to check-in. If cancelled within 29 to 14 days prior to check-in, guests will be charged full price for 7 nights and refunded the rest. No refund will be rendered on long-term cancellations made fewer than 14 days prior to check-in.

NOTE: Cleaning and Pet fees are always refunded if guests cancel before check-in.

WAIVER AND RELEASE

Provided a few days prior check-in, the Waiver and Release document must be undersigned by each guest in the reservation party. Parents must undersign said document for each child 0-17 years old. No guest is allowed on the premises of the Clubhouse at Bedford Woods without signing the Waiver and Release document prior to arrival.

Clubhouse Pool Policy



We're happy to offer our guests access to the private pool during their stay. To ensure everyone's safety and enjoyment, please review and follow the policy below:

POOL HOURS

- Open Daily: 8:00 AM – 10:00 PM
- Please respect quiet hours after 10:00 PM.

SAFETY RULES

- No lifeguard on duty – Swim at your own risk.
- Children must be supervised by an adult at all times.
- No diving or rough play in or around the pool.
- Drink glasses and glass containers are not permitted in the pool area.
- Do not use the pool while under the influence of alcohol or drugs.
- Please shower before entering the pool.
- No pets are allowed in the pool.

CLEANLINESS & CARE

- Use the provided pool towels; do not use indoor towels outside.
- Rinse off sand and dirt before entering the pool.
- Do not add any chemicals or substances to the pool.

GUEST ACCESS

- Pool use is limited to registered guests only.
- No parties or large gatherings allowed in the pool area unless previously approved.

IN CASE OF EMERGENCY

- Call 911 for emergencies.
- A first-aid kit is available in the Laundry Room.

We want everyone to have a relaxing and safe stay. Violations of this policy may result in fines, loss of pool privileges, or early termination of your stay without a refund. Thank you for your cooperation!

