

**Rental Agreement for Camp O-Kwa-Ri-Ga, 108/114 Seventh Lake Road,
Inlet, New York 13360**

The following information will assist you in understanding the basic obligations, restrictions, and rules when staying at Camp O-Kwa-Ri-Ga. Violations of these restrictions could result in the loss of your security deposit.

1. This is for rental of the Main House, Boat House, and Cabin for the period arriving on _____ and departing on _____ .
2. The total rental fee for the period above (excluding deposits and any charges for damage as discussed below) is \$_____. In addition to this rental fee, renters must pay a combined state and local sales tax equal to 8.0% of the rental fee making the total amount owed by the renter \$_____.
3. Check in time is 4:00 pm and check out time is (9:00 am . The departure time must be strictly observed since our housekeepers will be at the camp to prepare for the next guests. Failure to depart in a timely manner will result in a \$200.00 charge against your security deposit.
4. A deposit of an amount equal to half of the rental fee (shown in #2 above) is required to complete your reservation. This deposit is non-refundable.
Checks should be made payable to Okwariga LLC.
5. A \$_____ security deposit will be held that covers damages due to abuse and extensive cleaning, if required. You should expect this amount to be refunded to you within three weeks of your departure contingent upon satisfactory inspection.
6. Final payment of remaining rental costs and deposit is due on May 1 for summer rentals or August 1 for Fall and Winter rentals. Failure to make this payment by that date will result in your reservation and deposit being forfeited. **Checks should be made payable to Okwariga LLC.**
7. Upon arrival, please report any damages or other problems to us to avoid being charged for these after our inspection immediately following your departure. Contact or leave a voice mail with Mary Beth Laughery at (303) 641-8344 with damage or problem reports. Any damage beyond normal wear and tear may result in extra charges against your security deposit.
8. Capacity of this camp is limited to 18 people. No additional guests are allowed above this maximum number. Violation may result in eviction and/or loss of security deposit and rental costs.
9. Dogs and other pets are not permitted without advance written permission. The maximum allowed is two pets and a non-refundable charge of \$150 per pet per week must be paid prior to arrival, Approved pets are also subject to the following restrictions: 1) pets must be kept within the property boundaries at all times and adhere to Inlet town noise ordinances, 2) pets are not

permitted in the Cabin at any time, 3) pets cannot be left alone, 4) pets must be leashed or under verbal control of the owners at all times, 5) owners must clean up and dispose of all pet waste, 6) pets are not allowed on the furniture or beds. Pet owners should bring bedding for pets to sleep on as none is provided. Pet hair on furniture or beds may result in a cleaning fee deducted from the security deposit.

10. Lake use is limited by State, Town, and Adirondack Park laws that prohibit, amongst other things, bathing, shampooing, or disposing of chemicals or other debris in the lake. All watercraft operators must obey New York State boating regulations. Exercise care when swimming and always know the depth before entering the water. No diving is permitted. Floating docks must not be moved at any time.
11. Do not park vehicles within 10 feet of Seventh Lake Road . No more than 6 vehicles may remain on the property overnight.
12. The water is supplied by a well and drains into a septic tank. Do not flush disposable napkins, diapers, or *anything* besides septic-safe toilet paper. Please do not let water run unnecessarily.
13. The wood that is pre-cut and stacked may *not* be used for outdoor fires. If an outdoor fire is desired, use fallen wood.
14. Fires must be kept under control at all times. Outdoor fires and ashes must be doused with water if you plan to leave it unattended. Indoor fires should be kept small and the damper kept open until the fires is completely out. Barbecue a safe distance from buildings, decks, and trees. Know where the fire extinguishers are located before starting fires.
15. Turn off all electrical appliances, lights, and heat upon your departure unless instructed otherwise.
16. Loud noise and behavior that is intrusive upon our neighbors is not permitted after 10:00 pm . Unruly behavior is grounds for immediate eviction and forfeiture of all monies paid.
17. Unless other arrangements are made, recycling and trash disposal is the renter's responsibility, and you are responsible for taking your trash and recyclables to the local recycling center (approximately three miles from the camp). The Adirondacks has an outstanding system for environmental conservation that is aimed at ensuring the beauty our pristine environment. The recycling and trash disposal instructions are in the Camp Information Book that is at the camp. All trash and recyclables must be removed upon departure. Garbage may not sit outside at any time.
18. Smoking is not permitted inside any of the dwellings (i.e., the Main House, Cabin, or Boat House). Smoking is permitted outdoors and on decks and porches if ashtrays are used.

19. We utilize a cleaning crew between rentals, which is included in our rental rates (no extra charge). Prior to departure, renters must perform all of the items included on the Departure Checklist that is included as Attachment A to this Rental Agreement. Failure to do any of the items on the Departure Checklist may result in a charge against the security deposit. Additional housekeeping services may be arranged prior to your arrival by contacting Mary Laughery at (303) 641-8344.
20. The beds have pillows, blankets, and quilts. Renter is responsible for sheets, pillow cases, towels, washcloths, and dish towels. These linens may be provided for use at an additional cost by contacting mb@laugherys.com before final payment is due.
21. Initial supplies of toilet paper, garbage bags, dish and dishwasher detergent are provided but additional supplies are the renter's responsibility. The kitchen is equipped with a stove, oven, microwave, coffee maker, toaster, pots, pans, dishes, utensils, and a dishwasher.
22. Neither all-terrain vehicles nor personal watercraft are allowed on the property.
23. Upon departure, leave the keys in the house and lock all doors. Failure to leave all keys will result in a \$10 charge per key.
24. Renter acknowledges that this property has been in use as a recreational facility for over 100 years and, as a result of this use, there are items on the property such as scrap metal and broken glass. The renter agrees to ensure that all members of the property exercise extreme caution when roaming the property.

The foregoing information is to maintain the quality of our camp and to make sure that your stay, as well as those guests that follow you, is as enjoyable and safe as possible. Please do not hesitate to contact Mary Beth Laughery at (303) 641-8344 if there are any questions you have or problems that arise.

I have received a copy of above stated the rules and regulations for renting Camp O-Kwa-Ri-Ga and I agree to abide by them.

Name

Date

Any exceptions to this agreement must be listed below:

Renter Name(s) _____

Renter Address _____

Renter Phone number _____

Renter e-mail address _____

Return to:

Mary Laughery

Okwariga LLC

9132 Thunderhead Drive Boulder,

CO 80302

(303) 641-8344

info@adirondack-camp.com

www.adirondack-camp.com

APPENDIX A

Adirondack Departure Checklist:

Prior to departure please ensure that the following has been done throughout camp:

_____ If any furniture has been moved, please return to their proper position, including outdoor furniture. Check to see grill gas is on the "off" position if grills were used.

_____ If any kayaks or watercraft have been enjoyed, please return to boathouse. Hang up oars and life vests.

_____ Wash all dishes and pots and pans, run dishwasher prior to leaving and put dishes away.

_____ Empty garbage and recycles and take to transfer station.

_____ Empty refrigerator and wipe any spills.

_____ Wipe any spills in oven and on range top.

_____ Broom sweep kitchens and baths.

_____ Strip beds of sheets and place sheets and towels on floor of laundry if linen service has been used. If any existing bedding has been stained or needs attention, please leave a note for the cleaning crew.

_____ Please turn off lights.

_____ Please leave heat turned to 60 degrees if heat has been used.

_____ If fireplaces were used, please be sure fires have been extinguished.

_____ Erase any personal voicemail.

_____ Leave keys on kitchen table.

We appreciate your co-operation. Since Camp turnover is only 6 hours between guests, it is necessary to leave camp in a position where our hard working crew can simply come in and clean surfaces quickly and efficiently for the next group to enjoy!

Thank you!