Welcome and thank you for choosing The Gifford Lake House! Our main goal at Gifford Lake is for you to feel the same way we did when we first laid eyes on it…we knew this was a special place! Start to relax and get into a vacationing frame of mind, because we’ve put time and care into thinking everything through so that your stay is relaxing and worry free. If you run into any problem please don’t hesitate to call. Our number can be found here, at the end of any emails and in the binder provided at the house and cottage. Please take a minute to look over our condensed policies and procedures. These policies must be agreed upon to occupy either the main or guest house. Our full policies are listed in the cottage and main house manuals which will be located on the kitchen table in a binder along with any information and directions you may need for your stay. Following these guidelines allows us to ensure the best service for our guests and future guests. So sit back, kick off your shoes and relax.. you’re on VACATION! 😊

Your Hosts;

HLP Holdings LLC  
315.877.9636

**Important Policies regarding Gifford Lake House & Cottage**

**Check in time is anywhere after 3pm.**

There is a lock box on the door, please remember the code you receive.

**Check out time is 11am.**

Please ensure that you abide by the 11am check out time as we need ample time to prepare the property for its next guests.

WHAT WE SUPPLY:

The house and cottage are equipped and set up as a fully furnished property that includes bedspreads, linens, blankets, pillows, bath towels, some games (indoor and outdoor), toilet paper, coffee filters, trash bags, Smart TV, DVD player, as well as a fully equipped kitchen. We also include a starter bag of coffee, some paper towels to get you started as well as any cleaning supplies you may need while you’re there. Food or meals are not included.

WHAT YOU SHOULD BRING:

We recommend that you bring your personal toiletry items with an additional supply of paper towels and maybe your favorite coffee. We also recommend napkins, paper plates, paper cups, beach towels, sun block, OFF or other brand of mosquito repellent for hiking, evenings and for canoeing through the river. You are more than welcome to bring your own linens. We do provide plenty of linens, you will just need to launder them before you leave (see checkout procedure). You may also want to bring water shoes for the beach as we do have fresh water clams that may bother your feet. You will also need to bring your food. There is a large grocery store approximately 5 miles from Gifford Lake and a convenience store 3 miles away. We do have WiFi and a Smart TV, but no cable so please be prepared with your Netflix/Hulu etc. passwords if you would like more options than Pluto TV which is already loaded for you…however we suggest you take the time to take in the great outdoors! 😊

MAXIMUM OCCUPANCY:

This is restricted to the number of occupants as reserved and paid for. The house was designed for a maximum occupancy of 10 and the cottage 6, which includes the bedding, electrical system, water and septic system. Exceeding this capacity, (including your day use visitors), may result in loss of water pressure, septic system back-up, etc. Overcrowding violates local health codes and fire ordinances, and is considered grounds for IMMEDIATE eviction from the house or cottage without refund of the rental fee. No RVs, campers or mobile homes may be parked on the premises for the purposes of extra sleeping capacity. No House parties are permitted in the unit. You may not sublet to any other individuals or parties.

DAY VISITORS:

We understand that you may want to have family and friends visit you during your stay at Gifford Lake. We do not want to discourage you from enjoying their company and be a part of your vacation. Most visitors see the beauty of Gifford Lake and the property and only promote us by word of mouth for future reservations. We are not a public park. We are a **privately owned** property. Unfortunately, we have had to implement some limitations and guidelines. Please do not abuse our hospitality, which only places us in an uncomfortable situation. We base our rates on the number of guests “sleeping” in the cottage. Within those rates we predict the cost of operating the house such as electricity usage, cleaning costs, water and linen usage. We have been able to keep our costs affordable and reasonable to comparative vacation rental properties. We have found that some guests have used our property as a “gathering” place for their friends and family. If you wish to host an event such as a large picnic, wedding rehearsal party, family reunion or other function, you need to receive approval from us to host the event. We will need to know the visitors you expect in advance. We may charge a usage fee based the anticipated visitors plus you will be responsible for any additional costs incurred, such as a portable toilet rental, tent rental, etc.

FLOORS:

\*\* In order to keep the floors in good condition, we ask that you sweep the kitchen and bathroom floors during your stay. Please keep your shoes and boots off from the carpets. A broom is in the kitchen by the stove and a small vacuum is available for your use. \*\*

CHECK OUT PROCEDURE:

1) Please wash all of your dirty dishes and coffee pot thoroughly. You may leave them in the dishwasher.

2) Please do your laundry. Strip just the sheets and pillowcases from your beds, wash/dry and please do the same with your towels. They do not need to be folded or put back on the bed, just please make sure everything is in the dryer and dryer started when you leave.

3) Place your trash in the trash can provided outside of the house.

4) Turn off all lights, TV, sound system, kitchen stove, coffee maker and air conditioner.

5) Close all windows.

6) Put the keys back in the lock box and lock the doors please.

7) Please make sure that any equipment, toys etc. are put back where you found them.

8) Make sure to sign our guestbook and let us know about your time spent at Gifford!

Thank you!!!

\*\*\* please help us keep Gifford lovely and clean for our next guests so that they may enjoy their time. We know you will leave the house the way you found it, but if not.. failure on checkout procedure will incur an additional cleaning fee of $100. Thank you so much for understanding!

MINIMUM AGE REQUIREMENT & OCCUPANCY:

We only rent to adult guests that represent themselves to be 23 years of age or older, their families and/or companions. No teen or college groups are allowed, even if they are chaperoned by adults. NO EXCEPTIONS.

The house is not handicapped accessible. The front and back door has steps as well as steps that lead to the bedrooms.

CHILDREN:

You are to be responsible for your children and/or grandchildren and children within your party. Children are a precious gift so they must be supervised by a responsible adult at ALL times while outside, near the lake or swimming. This applies even to child(ren) that are “considered” good swimmers. There is NO LIFEGUARD on duty at Gifford lake. This means swimming and use of the lake is at your own risk.

A separate swimming waiver is required to be signed prior to your stay.

PETS:

It is best to leave your pet at home so that we can guarantee the best condition of the house for our future guests. We no longer allow any pet in the main house or cottage. Guests found with a pet will incur a $200.00 non-refundable cleaning fee in addition to $25.00 per night. If guests are found to leave a pet alone in the house, the guests will be asked to vacate property without refund.

SMOKING:

Smoking is only allowed outside of the house. Please use ashtrays provided. Do not leave cigarette butts in the lawn. Guests found to smoke in the house will incur a $200.00 non-refundable cleaning fee.

**Please contact us if you have any other questions and we look forward to your stay with us!**