

House Rules

1. **Smoking of any kind is NOT allowed in or around the property.**
2. **Pets, if allowed with prior consent, are NEVER allowed on the beds or furniture and MUST be crated when guests are not at the property.** Additionally, dogs are not allowed off leash when outside or not in the dog run. Guests are responsible for their pets and ANY damage caused by them, including waste removal and extra cleaning fees. Please be courteous and mindful of your dog(s) at all times. Store your dog food and treats in closed containers to discourage pests. *Animals other than dogs are never permitted at this property.*
3. **Please do not harass the wildlife.** We love the animals that visit our cottage. Please do not chase, kill or bother the creatures that visit the property.
4. This property is **not child-proof and is, therefore, not appropriate for young children under 3 yrs. of age.** Babies that can't walk or crawl are fine. Guests who bring children are solely responsible for their safety and wellbeing.
5. **Special events are not permitted at the property** (i.e. family reunions, retreats, weddings, large parties, or other gatherings of more than 6 people).
6. **Please respect the neighbors and do not trespass on their property.**
7. **People other than those in the guest's party set forth in the Rental Agreement, may not stay overnight at the property.** Any other persons allowed at the property during the guest's stay are the sole responsibility of the guests. No more than five guests are allowed to stay overnight at the property without prior, written consent from the Homeowner.
8. **All furnishings and linens should be kept in good condition and remain on the premises.** *Additionally, please do not rearrange the indoor furniture or take it outside.*
9. **The garage and its contents are private property.** Guests should not access or use anything in the garage other than the trash can. Other items are private property and should not be disturbed.
10. **Appliances should only be used for their intended use.**
11. **The gas grill is a self-catered item.** If you use it, please clean it and leave it nice for the next guests. If the gas tank is low or empty, please let the homeowners and/or the housekeeper know right away so it can be replaced for the next guests.
12. **Pinewood Hollow has a well and septic system—do not flush anything down the toilets except toilet paper and do not leave hoses or faucets running when not in use.** *Additionally, Arkansas well water may smell like sulfur. This smell is normal and is not harmful for bathing or drinking.*
13. **Parking is limited to designated parking areas.** Please park your vehicles on the gravel area in front of the house. Do not park on the road or grass. A small boat may be parked to the right of the garage. Additionally, bikes and motorcycles may be stored in the garage. *Do not bring bikes inside.*

14. **Thermostats:** In the warmer months, make sure the thermostat is turned to 85° when you leave. In the cooler months (Nov-Apr), please turn the thermostat to 45°.
15. **lights, fans, and electronics:** Turn them ALL off when you are not at the property.
16. **To check out, please follow the “When You Leave” instructions in the Guest Book.**

Pinewood Hollow is privately owned; the homeowners are not responsible for any accidents, injuries, illnesses or losses that occur while guests, or their guests, are on the premises. The homeowners are not responsible for the loss of personal belongings or valuables of the guests or their guests. *The premises should be locked when guests are not at the property. Children and pets should never be left unattended in or around the property.*