

BEAVER MEADOWS RESORT RANCH POLICIES

REQUIREMENTS: Guests Agree to Ranch Policies by Booking a Reservation.

All reservations must be made with a valid credit or debit card. Guests making the reservation must be at least 18 years old and provide the following info: Full Name, Current Address, Email, Phone Number, Year, Make and Model of the vehicle that will be on the property. Guests are required to present a valid government ID and the credit card with the name of the guest at check-in even if guests are planning on paying in cash upon check-in. Your room rate is based on the occupancy count you provide at booking and will be increased if your occupancy increases at check-in or during your stay. Additional guests and pets will be billed to your valid form of payment on file at the current rate.

CHECK-IN TIMES:

Lodging: 4:00 pm

Camper Cabins: 12:00 pm

Camping: 12:00 pm

Upon arrival please check in with the office located on the ground floor of the condo building. You will see a brown door labeled: Office/Reservations/Gift Shop.

If you arrive after office hour: please find your reservation information, vehicle passes, etc in the late night check-in box located directly to the right hand side of the office front door. You may use the Contactless Check-in QR Code that is posted on the Office door. You may text us after hours at (970) 293-3660

WiFi ACCESS: Access to our WiFi is free for our guests but due to unforeseen circumstances of the mountain environment, WiFi is not guaranteed. Beaver Meadows Resort Ranch assumes no liability for guest use. These are posted on the office door.

Logins and Passwords:

Near the Condos: Login - 1Beavermeadows, Password: stayandplay

Near the Condos: Login - Hug2 or Hug5, Password wash57focus

Near the Restaurant: Login - Restaurant@beavermeadows, Password: eatandplay

Near the Pavilion: Login - Wireless-AC, No Password Necessary

PAYMENT:

A 50% deposit will be collected upon making a reservation. For lodging, the remaining balance will be collected at check-in.

For campsites & camper cabins, Full payment is required at the time of booking. If booked online, the remaining balance will be collected shortly after booking your campsite. Campsite bookings are non-refundable.

DEPOSITS:

Campsites & Camper Cabins: Full payment is due at booking and is Non-Refundable.

Lodging: A deposit of 50% of the total stay is required to secure the reservation.

CANCELLATIONS:

Campsites & Camper Cabins: ALL campsite reservations are paid 100% up front and are non-refundable. You may move your reservation to another available date at no charge if we are contacted prior to two weeks (14 days) of your current reservation check-in date. You may be subject to a \$25 processing fee.

Lodging Cancellations: ALL lodging cancellations made up to 30 days prior to your arrival are subject to a \$40 processing fee. Cancellations within 30 days of check-in will be charged a \$50 cancellation fee or forfeit their deposit in full, whichever is more.

All guests will be charged for their stay, in full on the scheduled arrival date. If your form of payment on file is not valid for any reason and we cannot collect the balance due in a reasonable manner, you will be sent to a debt collector so we may recover the balance owed to us.

You may opt to reschedule your reservation prior to 30 days from your arrival date. The reschedule fee is \$25.

Facility rentals: require a deposit of 100% of the rental fee in order to hold the event date & is non-refundable. This includes the Pavilion, Buddy's Cave and any other space rented as an event facility. There will be no credits offered and once booked, dates cannot be moved unless approved in advance by the Beaver Meadows Resort Ranch General Manager.

CHECK-OUT:

Lodging: 11:00 am

Camper Cabins: Check-out is 12:00 noon.

Campground: Check-out is 12:00 noon.

If you need to leave before the office opens, please Text (970) 293-3660 or use QR code to check-out. Leave the keys in black mailbox labeled "Late Night Check-In" located to the right of the Office Door. Before departure please close all the windows/doors and lock the door behind you.

Ensure that all fires are completely out. NEVER place water on in an indoor fireplace. NEVER attempt to clean fireplaces yourself. Take all trash to dumpsters, never leave trash behind or on a deck. In lodging, clean all dishes used. Failure to do so will result in hot fire and/or cleaning charges.

If you require a later check-out, please contact Front Desk prior to the day of your departure and we will do our best to accommodate your request. A charge may apply for late check-out.

SINGLE NIGHT STAYS:

A 25% or \$50.00 minimum surcharge whichever is greater, will be added onto the base price for all single night stays. This surcharge will be added onto your total prior to check-in, but may not be added immediately when booking online.

FIRE SAFETY:

In rooms with a fireplace, fires of reasonable size are permitted. Do not use water to extinguish a fire in any lodging. BBQ grills must be on concrete or gravel, never on the deck. Outside fires must be in an approved fire pit, be of reasonable size and attended at all times and never left unattended. It is MANDATORY for campers to extinguish their fires completely before leaving them unattended for any amount of time and upon check-out. If you require assistance in ensuring fires are completely out, please notify the office at least 1 hour before departure from lodging or campground. Guests should never clean out a fire-pit or fireplace on their own..

Please notify the office so staff may come and assist you. Do not place trash, food or any toxic substance in any fire pit or fireplace.

\$100 MINIMUM FINE FOR UNATTENDED AND HOT TO THE TOUCH FIRE PITS!

FIREWORKS AND FIREARMS ARE STRICTLY BANNED. Hunters, notified and approved by Management, are the only exception. Hunter's are not allowed access to nor through Beaver Meadows Enterprises Private Property without prior arrangements and paid fees.

FIRE BANS:

Fire restrictions are issued by Larimer County and guests should check www.larimer.org for fire ban updates as they can change at any given time. We will not notify guests with an upcoming reservation for a fire ban, but we will inform guests upon check-in if one is in place or a Campground Host will visit your campsite if a fire ban comes into place during your stay. Our campsite cancellation policy still applies even with a fire ban. Management also reserves the right to issue property wide fire bans based on weather conditions.

SMOKING:

All rooms are designated non-smoking. Smoking Areas are available outside and away from the building. Please dispose of cigarette butts safely and in the provided receptacles located around the property. Marijuana is legal in the state of Colorado but not permitted inside of any buildings on the property. If you do choose to partake please do so responsibly by being of legal age, outdoors and away from other guests. Smoking, of any kind, inside of any of our buildings will result in a fine of \$150.00.

QUIET HOURS:

10:00 p.m. to 6 a.m. Televisions, voices, or other devices must be kept at a respectful low level at all times. Doors should be opened and closed quietly.

In the campground, please be considerate of other campers - we ask that you plan and charge generators so that generators are turned off during these hours.

RESPECT FOR WILDLIFE AND WILDERNESS:

DO NOT APPROACH OR ATTEMPT TO FEED WILDLIFE. KEEP YOUR DISTANCE WHEN PHOTOGRAPHING WILDLIFE. YOURSELF ON CAMPING WHERE WILDLIFE LIVES.

Stay on trails. **DO NOT** cut down or carve into trees! Do not leave trash, food or coolers outside and keep your windows up and doors locked. Always practice safe camping practices for the local conditions and wildlife. Always pack out what you packed in.

FURNISHINGS:

All furnishings in all accommodations are placed in their respective spots by plan. Please do not move beds, couches, futons, chairs, tables, lamps, or any other furniture item from their respective locations. If you require additional sleeping areas, our staff will be happy to help. Movement of furnishings may result in charges assessed after checkout to restore placement and in most cases repair damage caused by the movement.

CHILDREN:

Children of all ages are welcome. Children 12 and under stay for free when sharing a room with one or more paying adults. As the parents, guardians, or chaperones of children you are personally and legally responsible for and must supervise them at all times. For safety reasons, please do not leave children unattended in guest rooms or allow them to roam the property unsupervised.

PETS:

Pets are allowed in our condos, cottages and cabins for a fee of \$25 per pet, per night. We ask that all pets staying with us be kept on leash or under reliable voice command when on our trails or grounds. Please be aware that other dogs may be present under voice command. Please bring a bed or crate for your pet to sleep in as they are not allowed on the furniture. Clean up after your pet, place pet waste in trash receptacles, NEVER LEAVE PET WASTE BAGS ON TRAILS!!. Never leave your pet in the room unattended. You are fully responsible for any damages, messes or injuries your pet causes.

RATES:

Rates and fees may increase without notice. Rates on the Beaver Meadows Resort Ranch website or any other website or promotional material are subject to change at any time and may increase or decrease at our discretion.

RIGHT TO REFUSE SERVICE:

We reserve the right to refuse service to anyone for any reason. Beaver Meadows Resort Ranch will refuse service or evict a guest for refusal or failure to pay for accommodations, being under the influence of drugs or alcohol, being unable to properly supervise their children or pets at all times, being disruptive to other guests/staff or for refusing to abide by the reasonable standards and policies established by Beaver Meadows Resort Ranch.

FISHING:

A fishing permit is required to fish on Beaver Meadows Enterprises Private Property and can be purchased at the Beaver Meadows Office. Children must be accompanied by an adult. Fishing on the property is for Flies and lures only and is catch and release. This fishing permit is different from the Colorado Fishing License, which can be purchased from the Trading Post in the town of Red Feather Lakes. There are many public lakes in the area available for those who do not wish to fish on our Private Property.

EMPLOYEE ACCESS TO ROOMS:

Beaver Meadows Resort Ranch reserves the right to enter your guest room for reasonable purposes, such as for housekeeping, maintenance, verifying that the room, its furnishings, and mechanical equipment are intact, or to address or prevent a violation of our policies. Staff will knock and announce themselves before entering your guestroom, unless we believe that urgent circumstances exist. Management reserves the right to enter a room in the event of an emergency, suspected illegal activity taking place, disturbing other guests, or damage being done to the property. In the event of suspected illegal activity, management reserves the right to summon law enforcement to aid in eviction. The right to privacy ends when a policy is broken. Law enforcement will be granted immediate access.

MAXIMUM OCCUPANCY:

Room occupancy limits are based on fire code/fire safety restrictions. If you exceed the maximum number of guests allowed, you will be asked to rent another guest room for proper accommodations.

ROOM KEYS:

Room keys are issued to the registered guest(s). No room keys will be issued to youth under 18 at any time. A Government issued I.D. is required if you have lost your key and require a

duplicate. Please return room keys to the Front Desk at Check-out. The fine for losing your key(s) is \$20.

HOUSEKEEPING/ROOM INSPECTION:

Our units are vacation rentals; maid service is not offered during your stay but if you need anything please contact or come by the office. Guests are expected to wash all dishes, clean cookware, including the grill, and place all trash in the dumpsters located in the parking lot prior to checking out. Failure to do so will result in a \$25 surcharge per occurrence. Do not leave trash outside the unit. The need for excessive cleaning will result in a \$50/hour charge.

LOST & FOUND POLICY:

Beaver Meadows Resort Ranch assumes no liability for lost, stolen, left behind or damaged items. Please contact the front desk if you have lost something during your stay. If any item, with the exception of perishable items are left behind by our guests and found after departure by Housekeeping, we will ship the item only if requested by the owner. Please call the office at 970-881-2450 and we can tell you if we have your lost item. We are happy to return your lost item(s) to you by mail through the United States Postal Service. Your credit card will be charged packaging and postage, and a \$25.00 handling fee. Beaver Meadows Resort Ranch is not responsible for any lost items during shipment by the United States Postal Service.

ALCOHOL POLICY: Registered guests of legal age who choose to bring their own alcoholic beverages must consume those in their room. If you would like to consume alcoholic beverages anywhere on the BASE GROUNDS Property besides your guest room or campsite you must purchase it from The Ranch House Restaurant and Bar or the Pavilion/Sports Shop Bar. Alcoholic beverages are not permitted on the tubing hill under any circumstance!

TERMS & CONDITIONS:

Beaver Meadows Resort Ranch makes every effort to ensure that all the information that appears on our website is accurate. However, no guarantee, expressed or implied, is given that the information provided on the website is 100% correct. Beaver Meadows does not accept liability for any errors and/or omissions, and reserves the right to change the information published at any time and without notice.

PARKING AT YOUR OWN RISK:

Parking for registered guest(s) is free. Beaver Meadows Resort Ranch does not assume liability or responsibility for any vehicle, occupants, or contents while driving or parked on the property. If a vehicle is left in any parking area without written consent of management, and after the guest has departed, we reserve the right to have the vehicle towed at the owners' expense.

DAMAGE AND/OR THEFT OF BEAVER MEADOWS RESORT RANCH PROPERTY:

You are liable for any damages to the room(s) or property caused by you or any person in your party whether or not staying overnight. Beaver Meadows Resort Ranch reserves the right to retain your credit card and/or debit card details as presented at registration and charge the amounts deemed necessary to compensate or make good the cost or expenses incurred or suffered by Beaver Meadows Resort Ranch as a result of the aforesaid. Should this damage come to light after the guest has departed, we reserve the right and you hereby authorize us to charge your credit or debit card for any damage incurred to your room or the property during your stay, including and without limitation for all property damage, missing or damaged items, smoking fee, cleaning fee, guest compensation, etc. We will make every effort to rectify any damage internally prior to contracting a specialist to make the repairs, and therefore will make every effort to keep any costs that the guest would incur to a minimum.

CHANGES OR MODIFICATION TO THE POLICIES:

Beaver Meadows Resort Ranch reserves the right to amend, modify, change, cancel, vary or add to these policies at any time without prior notice. Please check our website regularly for updates to the policies. Any modification to the policies that occurs before your departure is considered a part of your reservations agreement with us. A copy of these policies is available at the Office.

Upon payments or deposits made to Beaver Meadows Resort Ranch, you are acknowledging receipt and understanding of Beaver Meadows Resort Ranch Policies.