

# WELCOME TO Our Lake Place

~ Where life is  
always better!

# Welcome Booklet



Dear Guest,

Hello and welcome home!

We are so happy you chose our property for your vacation. Before you settle in and get comfy we would like to make you aware of our House Rules. Understand and complying with our house rules will make for a comfortable and fun stay for everybody.

Please read each of the rules carefully in order to avoid any danger or deductions from your security deposit upon check out.





- **Please treat our house with the same respect as you would your own home. We have put a lot of effort into making this into a lovely space to be enjoyed by our guests.**
- **Be sure to maintain a good level of cleanliness throughout your stay, this will make it much easier when check-out time comes!**
- **In case of accidental damage, we will look into the issue internally to decide if and how much the deduction or repair cost will be.**
- **We hope you have lots of laughter and fun times during your vacation! However please be mindful and keep noise to a minimum during night hours.**
- **Please ensure you read and fully understand the house rules at the beginning of your stay. If anything is unclear, please contact us so we can explain in further detail to avoid any misunderstandings.**
- **Please try to avoid making any loud noises between 11pm & 8am to allow neighbors a peaceful night's rest.**
- **There are designated trash disposal areas. Take trash to dumpster before you leave.**
- **Guests are allowed a max of 3 visitors at any time during their stay.**
- **SMOKING IS NOT ALLOWED ANYWHERE INSIDE THE UNIT OR ON THE DECK.**

## Important Information

To log on to the internet provided through the condo association information is as follows:

THEVILLAGE1

THEVILLAGE1111

Internet at the unit:

Price- Winni

lakeview1

There is also an Amazon Stick – Change the input

Hosts: Jeff & Idena Price

c. 603.494.4603 or 603.557.9053

Pool Code: 1111

Address: 131 Treetop Circle Unit 1122

*Please no shoes on the carpet.*

# House Rules:

No doubt one of the biggest advantages of staying in our vacation rentals is our fully furnished kitchen. It's perfect for rustling up tasty breakfasts, leisurely lunches and delicious dinners for all the family to enjoy. We provide the basics such as cooking oil, simple seasoning and some condiments. Please treat our kitchen with the love and respect you would your own to keep it in great condition for other guests

- Please be sure to ventilate the kitchen after cooking anything that could leave a strong smell behind.
- Be careful not to wash food remains down the drains as there is no garbage disposal. Please throw any kitchen scraps into the trash.
- To simplify the inventory process, please return any kitchen items back to where you originally found them.
- Kitchen cleaning products are in the cabinet on the wall, next to the fridge. If any products run out during your stay, please let us know so we can replace them for the next guests.
- Please wash your dishes after use. If dishes are not washed an extra cleaning fee may be applied.
- The closet in the front bedroom and the closet in the living room are private and locked. Please respect our privacy and do not attempt to open them.
- Cleanliness is our priority, so **please remove your shoes before entering the home.**
- You will find the electrical panel in the box on the wall in the Master bedroom. Please only open in the unlikely case of a power outage.
- As this home borders other neighboring units please be conscientious about noise here.

- Any time guests leave the vacation rental, it is their responsibility to ensure all windows and doors are closed and locked to maintain security and prevent rain and water damage.
- We are not responsible for the loss of any personal belongings or valuables. In case you misplace something in the house, please let us know so we can look out for the item during the changeover and vacation rental cleaning.
- Smoking is **not allowed anywhere inside** the property or **on the deck**.

#### House Rules Related to Inventory/Supplies:

- Tap water is fine to drink here. However, we shut the water tank off between visits so I would run it for a little bit.
- We have provided dish soap for your use. If you run out, please buy the same brand.
- We provide bar soap for your use.
- Kitchen cutlery, plates, glasses are provided for your use. There are no plastic ones so please be careful to avoid misplacing them or breaking them.
- There is a washer and dryer in the unit. If you do laundry please keep the fan on during the drying cycle and put it on timed dry. It keeps the moisture to a minimum.

#### House Rules Related to Children/Friends/Visitors:

- Never leave children under the age of 16 unsupervised at our property without any adults.
- Guests are fully responsible for the safety and security of their children at all times, as well as any disturbance caused to other residents in the neighborhood.
- Guests are allowed a maximum of 3... Visitors at any time during their stay.
- Guests are responsible for ensuring that any visitors comply with these House Rules.



- Any additional **overnight Visitors** must be approved in advance and are subject to an additional fee as noted in our rates
- Guests are to allow homeowner or service access to the property for purposes of repair and inspection. The homeowner will exercise this right of access in a reasonable manner and advise beforehand where possible.

#### House Rules Related to Noise/Pets/Parking and Association:

Please be sure to respect the community and try to keep noise levels to a minimum, especially after dark.

- Please try to avoid making any loud noises between 11 pm and 8 am to allow neighbors a peaceful night's sleep.
- If any neighboring residents report excessive noise or unruly behavior, we may have to evict you from our property and terminate the vacation rental agreement. This could result in loss of security deposit and rental amount.
- In case of any disputes or neighbor complaints, it's your duty to notify us as soon as reasonably practicable.
- There are designated trash disposal areas. Please refrain from throwing any trash, such as bottle caps or cigarette butts over the balcony. **Take trash to dumpster outside building before leaving.**
- Pets are not allowed by renters per the Association.
- Please parking in a designated parking spot. Just a note that during the holidays such as Memorial Day, Labor Day, July 4th & Bike Week, parking is exceedingly difficult and please have patience. The Association only designates one spot per unit.
- Discovering guests have been smoking inside the property will also result in **loss of the security deposit.**

### House Rules Related to the Pool & Grilling Area:

Our guests love using the swimming pool at our vacation rental! It's a great way to spend summer days while staying at our home. There are a few things we ask you to bear in mind regarding the swimming pool.

- The swimming pool is **open from 9 am to 9 pm daily**.
- Please avoid using glass tableware or glass bottles near the pool or grilling area. You should use the plastic cups available for any poolside drinks.
- Please observe all pool rules of the Association.
- The barbeque area is for the Community to use. Please remember to bring back the grilling utensils. Please also only use plastic wear in and around that area.

### House Rules Related to Dames and Breakages:

- While we know our **guests won't intentionally break anything** at our vacation rental, we understand accidents can happen sometimes. Here is what you need to know about accidental damages or breakages during your stay.
- Always **report any accidental damages or breakages** in a timely manner, especially before check-out.
- Please **don't take any bath towels** with you to the beach. There are beach towels for that!
- In case any damage to the property or its appliances is not covered by our insurance, the **guest will pay for the repair** costs from the security deposit.
- Breach of any of these house rules is a **breach of the terms and conditions** of occupancy, as per the rental agreement you have signed.
- We reserve the right to **evict any guests or visitors from the property** who refuse to follow these house rules.
- In any case, please **use common sense** while staying in our house. If you're unsure about any of the house rules and require further clarification, please give us a call.

Check out instruction:

- Thank you for staying with us. We ask that when you check out please take out the trash, make sure your dishes are done, hang all towels. Please remove any used linens and put them in a pile on the floor. Lastly, please make sure the key is in the box. The cleaner arrives after 11 to clean for the next guest.
  
- **HAVE FUN!** This is your vacation time and we hope you make the most of our home, its amenities and your opportunity to relax and visit the surrounding area.

## GREAT LOCAL RESTAURANTS (SOME OF OUR FAVORITES)

- ✚ Patrick's Pub & Eatery
- ✚ Lago
- ✚ Looney Bin
- ✚ Tavern 27
- ✚ Frog Rock
- ✚ T-bones
- ✚ Fratellos
- ✚ Ellacoya Bar & Grill
- ✚ Crazy Gringo
- ✚ Compass Café (Great for breakfast & Lunch)
- ✚ Mello Moose (Breakfast only)
- ✚ Winnepesaukee Bay Gulls 2 (Bagels)
- ✚ Harts Turkey Farm
- ✚ Naswa

## FUN LOCAL THINGS TO DO:

- + Kellerhause (for homemade ice cream)
- + Oak Hill Golf (Great family run course- inexpensive)
- + Tavern 27 (Great food/ golf/disc golf)
- + Fun Spot (oldest-largest arcade)
- + Weirs Beach & Boulevard
- + Hiking Mount Major
- + Ellacoya State Park
- + Castle in the Clouds
- + Boating
- + Gunstock (all seasons)
- + Ice Fishing
- + Skiing