

Rules & Policies

House Rules

- Bring all outdoor cushions indoors during rainy or otherwise inclement weather.
- Clean and scrape the grill after each use. Remove any food that may fall into the grill.
- All garbage should be disposed of properly in trash cans as it is generated. Do not leave trash on the floors, in the sinks, in the hot tub, in the showers, or in any other improper location for any period of time.
- Only park vehicles in the driveway (NO street parking at any time)
- Properly bag and dispose of any pet waste
- If you do not know how to use an appliance or electronic, contact the property manager before attempting use.
- Contact the property manager immediately if an item breaks or does not work as expected. If an item appears to be dysfunctional, do not attempt to fix the item and leave it alone until the property manager arrives.
- No traditional/electronic smoking inside or outside of the home
- No illicit drugs or behavior of any kind at *any point during your stay* - This rule is in effect even if you are not physically located on the property.
- Have no more than eight people in the hot tub at any given time
- No food or drink allowed in the hot tub
- Cover the hot tub after each use
- Do not remove any items from the home at any point during your stay.
- Cover the grill with the protective tarp after each use
- Please treat our home with **care and respect**, so we can continue providing the best service

Dock Rules

- You are only allowed **one** vessel on your dock. We can guarantee that your spot will accommodate a vessel no more than 25 feet long and 8.5 feet in width. If you are interested in docking a slightly larger vessel (e.g., a Pontoon), we have larger spots available on a first-come, first-serve basis. Please contact your property manager for details.
- Keep the docks and the area around the docks free from litter and miscellaneous items. If you bring something into the space, we expect you to carry it out.
- Please pick up and properly dispose of any pet waste
- You may not be intoxicated or impaired in any way while on the docks or in the dock area
- The space is private, but it is still shared. Please be respectful of others in the area
- Excessively loud noise is not permitted. The dock space is located next to private homes, so please be mindful of your actions
- Report any damage to the docks or dock area to your property manager immediately
- Remove all items and non-motor equipment from the water while not actively in use.

Failure to comply with these rules may result in the loss/reduction of your security deposit. You may incur additional charges in the event that your deposit does not fully cover the cost of repairing excessive damage to the property or the items belonging to the property.

Short-Term Rental Policies as *Required by Bolton*

- The operation of this short-term rental shall not interfere with the residential character of the premises nor surrounding properties.
- All rental occupants must act peaceably and not in violation of New York State Penal Law or in violation of the Zoning Code of the Town of Bolton.
- Rental occupants shall be required to conduct themselves in accordance with the Town of Bolton Noise Ordinance #22 and maintain quiet at these premises between the hours of 10:00 PM and 7:00 AM.
- Overnight guests shall not exceed the amount indicated on the permit located conspicuously within five (5) feet of the main entry to this rental.
- No firework displays shall be permitted on this property.
- When placed outside, garbage and recycling shall be put securely in covered receptacles.
- In case of emergency call 911 or the Town of Bolton Police at 518-644-9717, Warren County Sheriff at 518-743-2500, or New York State Troopers at 518-583-7000.

Please note that we are required to display these policies **by law**. We cannot make exceptions to these rules under any circumstance. These policies are copied directly from the city ordinance; therefore, we cannot provide any clarity should you have questions. Please contact the city directly if you require assistance.

