**Rules & Regulations**

*Casa De La Montana*

**Parties**

There are absolutely no parties allowed on the property unless it is previously requested and authorized in writing; violations will result in immediate expulsion from the property and a mandatory, non-negotiable $500 fine.

**Conduct While At The Property**

Illegal activity of any kind is absolutely prohibited, including drug use and internet activity prohibited by law, and will result in immediate expulsion from the property, potential prosecution and civil liabilities, and a mandatory, non-negotiable $500 fine.

**Smoking/Vaping**

There is absolutely no smoking or vaping inside the property, in the pool or in the hot tub. If you do need to smoke, please do so outside and use an appropriate receptacle to hold ash and cigarette butts.

There is a mandatory, non-negotiable $500 fine for violating this rule.

**Traeger Grill**

If you have never operated a wood-pellet grill, please carefully read the instructions prior to use. Turning the grill off by not using the “Shut Down Cycle” may jam the grill auger and burn out the auger motor. The grill is serviced and cleaned before every guest visit. There is a $75 fee for clearing a jammed auger and a $150 fee for replacing an auger motor.

**Firewood**

There is a complementary bundle of wood included with your stay. PLEASE DO NOT use the wood located next to the pool filters…it is freshly cut and drying, and will not burn well!!!

**Pool**

* Please NEVER take glassware (including glass bottles) anywhere around the pool or hot tub. We have provided plastic cups, glasses, and even plastic wine glasses for your convenience.
* *Should you elect to take the pool hose out while swimming, please set the clear plastic dial (located in the enclosure where the hose connects) to position 6 "skimmer"; when reconnecting the hose, completely submerge the hose, connect the nipple, and reset the clear plastic dial to position 2*. This will ensure that the pool stays crystal clear and clean during your entire stay.
* Children that are not potty-trained or have accidents need to wear "swim diapers" while in the pool/spa.
* The pool can be heated upon request for an additional charge (basically the direct cost of the natural gas. ***DO NOT operate the pool gas heater yourself***, as you may damage the equipment.
* There are noodles and inflatable pool toys in the large chest by the pool, as well as air mattresses. Please secure all toys and mattresses after use….they will 100% guaranteed fly away into the desert if any kind of wind picks up.

**Hot Tub**

* The hot tub is set to 102 degres and has a cover on top. Please be careful when removing the cover!
* To ensure excellent water quality during your stay, please add a scoop of chlorine from the provided bottle located next to the spa recycle can after every use, then start the jets so the water circulates when you leave. The jets will turn off automatically.
* Please replace the cover and fasten after every use. Winds can kick up and lift the lid right off and throw it in the desert (it’s happened twice!!!). Thank you.

**Snakes & Critters**

* The property is surrounded by a wall to try and keep all animals out. It is imperative that the gates leading from the yard to the outside stay closed at all times.
* The house is regularly sprayed inside and out for bugs, but you should never let doors and screens wide open for extended periods of time, especially in the late spring/early fall time period. While the house is equipped with yellow lights that do not attract bugs, they will still come in if you leave the door wide open.

**Beds/Mattresses**

If you have any individual in your party who may potentially have accidents in bed, we have special waterproof mattress covers in the laundry room, both in king and queen sizes. If there is any risk of an accident, please use them. We strive to insure perfect, sanitary sleeping conditions for all of our guests, and all of our mattresses are new, pristine and checked after every visit. You will be charged for a new mattress in the event of an unprotected accident.

**Ordering Moviews-Shows/Subscription Services**

YOU ARE RESPONSIBLE for any and all movies, pay-per-views, subscriptions, etc. that are ordered during your stay, which will be taken out of your security deposit.

**Pets**

There is a designated pet area off the pool/bar area. Please use this area and this area only to have your pets relieve themselves. The pet fee does not include picking up pet waste…please clean up after your pets.

* Pets are NEVER allowed in the pool, hot tub or garden area. They are only allowed outside in the designated pet area behind the “Alien” sign.
* You are responsible for all damage to flooring, rugs, furniture, etc. caused by your pets.
* Pets are NEVER ALLOWED on furniture or beds. Furniture or beds covered in dog hair IS NOT part of the usual cleaning process and guests will be charged a minimum $150 fee for pet hair cleanup.
* Please respect these rules for the health and safety of all our guests.
* Any undisclosed pets could result in immediate expulsion and will result in the doubling of the pet fee, which will be taken out of the security deposit.

**Missing Keys**

Please remember to return all keys either in the lockbox, in person or by leaving it on the dining room table at the end of your stay.

There is a mandatory, non-negotiable $150 fee for re-keying all the locks on the property.

**Missing Garage Door Opener**

Please remember to return the garage door opener either in person or by leaving it on the dining room table at the end of your stay.

There is a mandatory, non-negotiable $100 fee for replacing and reprogramming the opener.

**Missing Workstation USB Key**

Please remember to return the workstation USB key either in person or by leaving it on the workstation at the end of your stay.

There is a mandatory, non-negotiable $75 fee for replacing the USB key.

***AND FINALLY***

We understand that things break, get dropped, or just stop working (everything has a life cycle, including both my knees!!!). We ask you to simply let us know when that happens so we can get stuff replaced for our next guests.