

Biltmore @ Lodestone Community

The following set of rules apply to all homes located within this community. By renting with Railey Vacations and signing your terms and conditions agreement, you agree to abide by all rules pertaining to this community.

Failure to adhere to the rules set forth below could result in eviction without refund.

RESPECT NEIGHBORHOOD TRANQUILITY:

Disturbing the peace is a violation of both State Law and the Local Ordinance. Please keep noise to a minimum including children playing loudly, parties, and other loud activities between the hours of 11PM and 8AM. Fireworks are prohibited at all times by state law. Violations could result in police action.

PARK VEHICLES APPROPRIATELY:

The County TVRU Ordinance limits the number of vehicles that can park at the property. This number is displayed on the license posted in the rental unit as well as on your contract. Parking more than the posted number of vehicles is considered a violation of the ordinance and vehicle(s) are subject to towing at renter's expense. Please use common sense when parking; do not block streets or corners and keep vehicles parked in the driveway. During snow conditions, do not block snowplows or park anywhere on the street. Excess vehicles may be parked at the Railey Vacations office. **Boat trailers are not permitted to be parked within this community and are not to be parked in the office parking lot.** Boat storage can be arranged through D&W Storage (301-387-5481).

EMERGENCY EXIT PLAN:

Upon arrival, please take a moment to make yourself familiar with the different exits of your rental. A plan is posted inside the rental home for your convenience.

ABIDE BY OCCUPANCY LIMITS:

Each rental Unit is licensed to accommodate a maximum amount of people as stated on the license and in the rental contract. At all times this should be followed. Exceeding the specified occupancy limit for your rental home is dangerous, disrespectful, and illegal.

DISPOSE OF TRASH PROPERLY:

Bear proof containers or dumpsters are provided at each rental home. For your safety, please dispose of all household trash using the provided containers. Do not overstuff the containers or leave trash sitting outside of the containers as wildlife, including bears, will get into the garbage. Pick up is once a week [day of pick up dependent on rental unit]. Trash cans moved from edge of road, or trash left outside of cans, will be charged a minimum of \$35 for trash pick-up. Please contact our office at 301-387-0080 with questions on what to do with excess trash during your stay or prior to departure.

LAKE ACCESS:

This community does not have designated lake access. Please call the Railey Vacations office if you have questions regarding lake access or docks (1-800-846-7368).

GATE CODE FOR RAILEY VACATION GUESTS:

#4654

HOT TUB SAFETY:

If you have a hot tub at your rental home, there will be a sign posted which explains the safety rules. In addition, the emergency shutoff switch (within 5 feet of the spa) will be clearly labeled.

FAMILY GROUPS ONLY:

The occupancy of all rental units is limited to family groups only. No sororities, fraternities, or non-chaperoned groups allowed. Should a group misrepresent themselves, they will be evicted immediately without refund.

PETS:

Pets are not permitted to run free. Pet owners who have pets must keep them on a leash when outside the unit. Pet owners are responsible for litter and cleanup. Pet owners are fully responsible for their pets. Noisy pets will not be allowed. Pets are not to be chained or tied to trees or stakes or any other outside structure.

DRIVING CONDITIONS:

Many homes are located on gravel and/or private mountainous roads. Please come prepared to drive on these roads. If you are vacationing during the winter months, you must come prepared to drive in the ice and/or snow. We strongly recommend tire chains or 4WD vehicles with appropriate tires (for the season that you are arriving in).

COMPLAINTS:

Complaints may result in citing the appropriate party and/or eviction from the rental property without refund of rent and/or security deposit.

COMMON AREAS:

Please be respectful of neighbors by limiting excessive noise and cleaning up any messes made by your party in communal spaces. You will be financially responsible for any damages made to community spaces through negligent or improper behavior.

Recently there have been changes to the county regulations to allow ATVs and Snowmobiles on county roadways with the proper county sticker. Despite these changes, this community and WISP Resort prohibit ATVs and Snowmobiles on their property.