

**TERMS AND CONDITIONS FOR THE RENTAL OF
THE LUDWIGS COTTAGE 151 Hilton's Point Road
West, Norland On K0M 1K0 Cottage Ph. # 705-454-
1443**

1. Parties to the Contract

In this document, "Property Owner" and "Owner" shall refer to

**John D. Ludwig owner of 151 Hilton's Point Road West, Norland ON K0M 1K0;
Home phone 416-905-473-6543, cell: 416- 574-8823 fax: 416-398-3090**

And the "Renter" shall refer to _____
residing at _____

Home phone: _____, work: _____,
cell: _____

2. Contract

The issuance of an "Original Confirmation" to the Renter by the Property Owner shall imply a binding contract between the Renter and the Property Owner. The "Original Confirmation" shall be in writing or via e-mail and digitally signed. The Contract, Cottage Rental Application and Rules / Instructions together constitute the complete documentation for this transaction.

3. Premises

In this document, "Cottage" and "Premises" shall refer to the buildings and all property owned by the Property Owner on Head Lake in Norland, Ontario, address 151 Hilton's Point Road West, Norland, Ontario K0M 1K0. The property consists of land on the North and South side of the right of way access road.

4. Rental Specifics

This is an agreement between the Renter and the Property Owner in respect of the rental of the Cottage for a period of time to be specified in the Confirmation. Generally speaking, the period of time will be for a number of weeks, commencing at 3:00 pm local time on a Saturday (the Occupancy Date) and terminating on a subsequent Saturday at 10:00 am local time. Such times and periods may be adjusted at the Property Owner's discretion.

5. Persons Permitted to Use the Cottage - "Authorized Guests"

In this document, "Authorized Guests" shall refer to those persons as specified in the Booking Application filled out by the Renter which has been accepted by the Property Owner.

5.1 With out the express written permission of the Property Owner, only these Authorized Guests shall be allowed to use the Cottage. Without prior authorization from the Property Owner, the number of persons present overnight shall not exceed 7 and the number of persons present during the day shall not exceed 7.

5.2 Renters who contravene (5.1) will be subject to immediate eviction without refund, at the discretion of the Property Owner or a \$100.00 per person additional fee per day shall be payable.

5.3 There will be no subletting of the Cottage permitted. Where separate parties will be occupying the Cottage at different time periods, booking forms must be completed for each party.

5.4 There shall be no camping, tenting, or otherwise placing auxiliary accommodation facilities at the Cottage for use by any persons unless Authorized in advance by owner.

6. Fees and Payment

The Full Booking Fee shall consist of the negotiated Rental Fee of \$1400.00 / week for the period of occupancy. In addition to the Full Booking Fee there is a \$500 damage deposit required. \$500 due to hold the cottage for the specific date, balance \$900 due 6 weeks prior to rental and the \$500 damage deposit is due one week prior to rental.

6.1 The "Original Confirmation" shall be issued in writing or via e-mail by the Property Owner or agent after receipt and acceptance of the booking application for the dates requested. After the "Original Confirmation" has been sent a non-refundable deposit of \$500.00 per week booked must be received within 5 business days or the booking is no longer confirmed. Once the deposit has been received by the Property Owner then the CONTRACT will be sent to the Renter for signing. The Contract is this document along with the Booking Application.

6.2 Receipt of any deposit prior to the Property Owner's written or electronic "Original Confirmation" of the reservation shall not constitute acceptance of any booking.

6.3 The balance of the Full Booking Fee shall be payable six weeks prior to the commencement of the holiday. It should be sent with the deposit but postdated. The \$500.00 damage deposit should be dated one week prior to commencement of holiday and also sent with the original deposit postdated.

6.4 If the Renter books the holiday less than 6 weeks prior to its commencement, the Full Booking Fee shall be payable upon booking. The \$500.00 damage deposit should be dated one week prior to commencement of holiday.

6.5 All payments shall be made to the Property Owner as detailed above, by cheque, money order, e-mail transfer or in cash only.

6.6 If the balance owing is not paid to the Property Owner, in full, 6 weeks prior to occupancy, the Property Owner reserves the right to cancel the booking without notice, and any deposit shall be handled according to the Renter Cancellation policy below as if the Renter had cancelled the booking.

6.7 All payments made within two weeks of occupancy must be made by certified cheque, bank draft or e-mail transfer.

6.8 All NSF cheques will be subject to a \$50.00 processing fee.

7. Property Owner Cancellation

If the Cottage or the Property Owner is struck by disaster prior to occupancy, then all contracts will be NULL and VOID. In the highly unlikely event that the Property Owner shall be unable to provide the cottage for occupancy as requested by the Renter, the Property Owner shall refund, in full, to the Renter all monies paid by him/her to the Property Owner.

8. Renter Cancellation

Any cancellation made by the Renter shall be in writing addressed to the Property Owner at the address stated above, or by fax, and the following policy shall apply to all cancellations:

8.1 If the Property Owner receives notice of a cancellation 6 weeks or more prior to the occupancy date, then all money received less \$500.00 deposit will be refunded.

8.2 If cancellation is made within the 6 weeks prior to the occupancy date, upon receipt of such notice of cancellation, the Property Owner shall attempt to re-book the Cottage rental for the entire period of the original booking. If the Property Owner is successful in re-booking the Cottage rental for the entire period originally booked, the property owner shall refund to the Renter all monies paid (whether by deposit or otherwise) less a cancellation fee of \$500.00.

8.3 If the cancellation is made within the 6 weeks prior to the occupancy date, upon receipt of such notice of cancellation, the Property Owner shall attempt to re-book the Cottage rental for the entire period of the original booking. If the Property Owner only succeeds in re-booking the Cottage rental for a portion of the period originally booked, the Property Owner shall refund any monies paid in excess of the total rental fee less the amount collected for the period not re-booked, less a cancellation fee of \$500.00 to a maximum amount of \$1400.00 representing the total rental fee.

8.4 If the Property Owner is unable to re-book the Cottage to a paying guest for any amount of time all then all monies paid by the Renter (whether by deposit or otherwise) shall be forfeited to the Property Owner. Damage/Security deposit would not be cashed.

9. Credit Check

The Renter is hereby notified that the owner or agent may call to verify any information provided on the Rental Application. Renter consents to the verification process.

10. Damage/Security Deposit:

At the end of the Renter's occupancy, the Property Owner will refund the damage deposit, less any deductions as specified below, to the Renter. The Property Owner will mail a cheque to the Renter within 1 week of the end of the occupancy period (to allow time for clearing of the phone bill), unless there are damages as per section 10.3, in which case the balance of the damage deposit will be returned when any necessary repairs are complete.

10.1 Any monetary penalties to be imposed under the terms of this contract shall be deducted from the Damage Deposit.

10.2 Any phone charges incurred by the Renter will be deducted from the Damage Deposit. Renters are encouraged to use calling cards or call collect.

10.3 A "Loss" refers to:

- (I) any damage done to the cottage, its contents, or to anything on the property
- (ii) any loss of contents of the cottage or amenities on the Cottage property.

A "Chargeable Loss" refers to any Loss caused, directly or indirectly, by The Renter, any Authorized Guests, any other persons or pets *whom The Renter has allowed* on the Cottage Property, which is not the result of reasonable use. (A Chargeable Loss thus excludes acts of Nature and theft by third parties, and incidental damages which could be expected from reasonable use of the property, such as a light bulb burning out or a worn step on a dock breaking.) Any Chargeable Loss shall be repaired or replaced, and the costs of such repair or replacement deducted from the Damage Deposit.

10.4 The Renter will be fully responsible for the costs of any Chargeable Loss in excess of the damage deposit. By signing this contract, the Renter is hereby assuming responsibility for any and all damage caused by the Renter or any Authorized Guests or any other persons whom the Renter has permitted on the Cottage property including pets.

11. Repair and Cleanliness

The Renter shall keep the Cottage inside and out, including and not limited to all furniture, fixtures, chattels, fittings, and effects in or about the Cottage in the same state of repair and condition as at the commencement of the holiday, and shall leave the Cottage in the same or better state of cleanliness and general order in which it was found. Failure to do so, to the satisfaction of the Property Owner, will result in a damage or cleaning charge being deducted from the damage deposit. There will be a charge of \$9 per bag for any garbage bags which are left by the Renter at the end of the occupancy period plus a \$50.00 dump transportation fee. Cleaning fee is a minimum of \$75.00.

12. Changes to the Cottage or to the Inventory Listing

The information contained in marketing materials, such as photos on web sites and descriptions contained on web sites, is believed to be accurate at the time of creation. There are no motorized water crafts included in this rental. However, the Property Owner reserves the right to make alterations to the Cottage and its contents, and to the content of any marketing material, and the Property Owner shall inform the Renter of any significant alterations. If the alterations relate to fundamental elements or services, the Property Owner shall attempt to provide comparable fundamental elements or services. If these comparable elements or services, prove unacceptable to the Renter, the Property Owner shall bear no responsibility other than to provide an appropriate refund determined by the Property Owner for those unavailable fundamental elements or services.

12.1 Fundamental elements refer to water systems, plumbing and electrical systems, major appliances, such as refrigerator and stove.

12.2 Fundamental elements do not refer to recreational items such as boats, televisions, VCRs, DVD players, A/C or antenna. These elements are provided at the discretion of the Property Owner as an added feature for the Renter's use. While every attempt will be made to ensure that such equipment is in working order during a holiday, should breakdown or some other situation occur whereby these elements are not available for the term of the holiday, the Property Owner does not take responsibility for replacing the elements or refunding any part of the rent to Renter for the lack of use of these elements.

12.3 The Property Owner does not accept responsibility for weather conditions or changes to water levels or conditions at neighbouring cottages.

13. Limitations on Use

13.1 The Renter agrees that the cottage is solely for recreational holiday purposes and noncommercial or other activity shall be carried on.

13.2 In the event that any unreasonable rowdiness or noise occurs such that the Property Owner receives complaints of same by neighbours or others, the Renter will be notified and given one warning to stop the offending behavior. If the Property Owner receives a second call regarding the same type of matter even if it is a different day, the renter shall vacate the premises immediately and forfeit the balance of the Full Booking Fee.

14. Access

The Property Owner and/or the Property Owner's agents shall be allowed access to the Cottage at any reasonable time during the period of occupancy.

15. Pets, Smoking, and Other Conditions of Occupancy

The Renter shall abide by the conditions of occupancy and any other instructions contained in the Household Rules/Cottage Instructions, Inventory Listing and/or as noted in this contract. There is no smoking permitted in the cottage whatsoever. All Cigarettes must be disposed of properly not littering the property. All dog droppings must be removed prior to leaving.

15.1 Any Renter who contravenes said conditions shall be subject to immediate eviction without refund and/or a penalty of \$100.00 per day at the discretion of the Property Owner.

15.2 This property does allow dogs. The Property Owner takes no responsibility for conditions arising from any type of allergies.

16. Inventory Listing / Household Rules/ Cottage Instructions / Route Directions / Booking Confirmations will be provided for the Cottage once the Full Booking Fee has been received. These documents shall be considered to be an extension of this contract and the Renter shall abide by all instructions and information contained therein. If the Renter has not received these documents within two weeks after receiving conformation of deposit received, the Renter shall notify the Property Owner and the documentation will be provided immediately.

17. Uninvited Pets

In the country, cottages are often visited by mice, squirrels, etc, and insects that fly such as black flies, mosquitoes and crawling insects such as wood roaches and spiders. These creatures are a part of nature. Much care and effort has been taken to prevent these visitors from entering the Cottage. Often mother-nature circumvents all man-made obstacles. Therefore the Property Owner does not accept such irritations as grounds for cancellation of a rental and/or a refund of monies.

18. Water Craft

The Property Owner has provided a 5 person Paddle Boat, a 3 person Canoe with paddles, a Sea Biscuit, a blow up row boat with oars and some other flotation devices for the use of the Renter and Occupants. All weight limitations must be respected see labels attached to boats. It is the responsibility of the Renter and the Occupants to know the rules of safe boat operation if they choose to use the boats. When any of the boats are used, the Renter shall ensure that each person in the boat is wearing the proper Personal Flotation Device (PDF, or life jacket), sized according to each person's age and weight. The Property Owner has provided two Boat Safety kits which need to be on board the boat. For more information on your legal obligations, visit www.ccg-gcc.gc.ca or call 1-800-267-6687.

19. Drinking Water

The Renter agrees to bring drinking water for use during the occupancy period. There is a cooler provided. The water source at the cottage comes directly from the lake. There is a U.V. filtration system attached to the water supply. It is preferred that the tap water be treated as not suitable for drinking. The Property Owner assumes no responsibility for illness caused by drinking the water from the taps.

20. Property Owner Liability

The property being rented is the owners' private cottage, not a resort. Using a cottage exposes the occupants to risks. The cottage is on a lake, and people, especially children, can drown in a lake if care is not taken - there are no lifeguards. Watercraft, when not used safely can result in a tragedy. In spite of the best efforts of the Property Owner, soft boards on dock (only two seasons old) and elsewhere can go unnoticed until someone breaks one, with the consequence for potential injury. If there is something that is noticed that is a danger please notify the Property Owner immediately and it will be repaired as soon as possible. The cottage has granite rock which can get slippery. Never run on or near it. Water shoes must be worn. Caution should be used when near or in the water. In short, be reasonable and careful, not careless. By signing this agreement, the Renter acknowledges all the risks associated with occupancy and releases the Property Owner from all liability in the event of injury or death sustained by any parties while on the Rental Property or while using the private road named Hilton's Point Road West, or while using any of the facilities provided, including the boating facilities. We do carry the proper renters insurance 1,000,000.00 liability. There is a \$2500.00 deductible.

21. Keys

21.1 The Renter agrees to return the key to the cottage lock box, Property Owner or agent on the last day of the rental period. If keys are not left upon departure a \$150.00 locksmith charge will be applied and deducted from the damage deposit.

22. Locked Sheds or Boat House

<p>The Property Owners have personal items locked in one or more shed or the Boat house for their convenience. These areas are absolutely not included in this rental.</p>
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23. Linens

Linens and towels are not provided with the Cottage. Unless specifically requested by the Renter and agreed to by the Property Owner, the Renter shall bring linen for his personal use. Linen shall include sheets, pillow cases, towels and dishtowels etc. If the Property Owner agrees to provide such linen, there will be a fee for provision of such.

24. Facsimile Agreement:

The renter agrees that this agreement may be executed by facsimile transmission and that the original facsimile signatures will be evidence of the binding obligation of the parties to be bound by the terms of this Agreement.

25. I have received the contract, the Cottage Rental Application and the Rules / Instructions. By signing below you agree to all terms and conditions included in all documents. _____

I ACKNOWLEDGE AND CONFIRM THAT I HAVE READ AND AGREE TO ALL THE FOREGOING CONDITIONS OF THIS APPLICATION. Upon receiving confirmation from the Property Owner that this application has been accepted there shall be a binding contract in force between the renter and the Property Owner. I agree that I will be responsible for any damages caused by myself or anyone in my party, as per the contract above. I agree that I will keep the rental cottage and all furniture, fixtures, chattels, fittings and effects in or about the rental cottage in the same state of repair and condition as at the commencement of the cottage rental and SHALL LEAVE THE COTTAGE IN THE SAME STATE OF CLEANLINESS AND GENERAL ORDER IN WHICH IT WAS FOUND -- OR A MINIMUM OF \$75 CLEANING CHARGE WILL BE DEDUCTED FROM THE DAMAGE DEPOSIT and a twenty-five (25) dollars processing fee will be charged. I agree to remove all garbage (including bottles) upon departure, or be charged \$9 per bag of garbage left plus \$50 transportation fee.

I agree to #20 and #25 and all other conditions set out.

Signed this _____ day of _____, 2011 at _____, Ontario Canada.

Renter Name

Renter Signature

COTTAGE RENTAL APPLICATION:

PERSONAL INFORMATION

Applicants Name: _____
Address: _____
City: _____
State/Province: _____ Country: _____
Postal/Zip Code: _____ **Home
Phone #: _____ Work: _____
Cell: _____ e-mail _____
address: _____ Do you rent or own
your residence? _____ # of years current address: _____
Home Insurance Provider: _____
Insurance Policy #: _____

WORK INFORMATION

Type of work: _____
Employers Name: _____
Employers _____
Address: _____
Employers Phone Number: _____ Employers e-
mail: _____ Length of Employment: _____
Job Title: _____

AUTOMOBILES that will be on property

#1 Make/Model/Colour _____
License # _____ #2
Make/Model/Colour _____
License # _____
#3 Make/Model/Colour _____ License # _____
#4 Make/Model/Colour _____ License # _____

Boat that will be on property

Make/Model/Size _____
Is it insured? _____

RENTAL EXPERIENCE

Current Landlords Name: _____ Landlords
Phone Number: _____ Have you ever rented a cottage
before? _____ If yes, what did you like the most and
what did you like the least about your rental experience.

RENTAL DATES REQUESTED:

First Choice From: MDY _____
First Choice To: MDY _____

Second Choice From: MDY _____
Second Choice To: MDY _____

**TELL US ABOUT WHO WILL BE JOINING YOU AT THE COTTAGE- To sleep
or for day trips**

How many adults will be going to the cottage? _____ over night? _____ day? _____

How many children will be going to the cottage? _____ over night? _____
day? _____

Do you or your guests own any animals? _____ Total number of animals: _____
If yes, will they be joining you at the cottage?

_____ List their breed, sex and age. _____

Shedding or non-shedding?: _____

Does anyone who is going to the cottage have pet
allergies? _____ If yes, what type? Please explain.

**LIST ALL ADULTS AND CHILDREN WHO WILL BE ON THE PROPERTY
DURING RENTAL PERIOD. You must include all guests.**

Name	Occupation	Age

Additional Comments:

Cottage Rules / Information Sheet for:
151 Hilton's Point West, Norland
Ludwig Cottage

Indoors

[Maximum number of people](#)
[Bedding Washroom](#)
[Supplies Electricity Usage](#)
[Internet Telephone](#)
[Television / DVD / VCR](#)
[Drinking Water](#)

Safety Items

[Fire Extinguisher /Smoke Alarms](#)
[Pump Shut Off Breaker Box](#)

Water

[Paddle Boat/Canoe Air
filled floating devices](#)
[Dock Dock Furniture](#)

Outdoors

[Fire Pit Awning Deck Furniture](#)
[Mosquito Magnet Plants and
Planters Barbeque Don't be a
noisy neighbour. What do we do
with our garbage? Parking](#)

Animals

[Dogs](#)

Area

[Cellular Service How do I locate a marina for boat rentals and
what about fishing? Safe boating regulations Who can answer
our questions?](#)

Maximum Number of People

There are a maximum number of people allowed on our property at all times. We have a liability issue with every person so we need to know and make the decision before you are at the cottage. When booking the cottage fill in the information requested truthfully. If there is a chance that there will be more than the maximum number of people on the property let us know ahead of time

so we can give approval and then the maximum would be waived. If the application says 6 and it turns out there are 9 people, there will be a charge per person above the 7 people allowed.

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Bedding

The linens for the beds are not supplied. Pillows, comforters, blankets and sleeping bags are provided. The bed sizes are as follows: Master Bedroom - 1 Queen Size bed, Bedroom1 - Bunk Bed - single over double, Bedroom2 - Bunk Bed - single over double, Living Room - 1 Queen size pull out bed, 1 single folding Cot.

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Washroom Supplies

We provide toilet paper that is suitable for the Septic System. The Septic System can not handle anything other than a reasonable amount of toilet paper being flushed. At no times should Kleenex, Wet Wipes, Sanitary Napkins, Tampons, Diapers or anything else other than the provided toilet paper be flushed down the toilet. If a Septic System problem arises and it was a direct result of anything other than toilet paper being flushed down the toilet, the renter will be responsible for any repairs required. The Septic System is only three years old and has had no problems. Cleaning supplies for the washroom will be provided.

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Electricity Usage

Please be aware of energy consumption. For the sake of the environment turn lights off when not in use. Also please use the Air Conditioner wisely. During the day when no one is in the cottage have it set to a higher setting on low or energy efficient setting. Of course it could be off all together. It cools down quite quickly. Always leave the windows and doors shut if the Air Conditioner is on. The way to make the Air Conditioner work most effectively is to use the floor fan in the Dining Room to direct the cold air towards the Bedroom Hall / Living Room area. There is another fan by the hall to direct the cold air into the bedrooms. We have found that at night it is too cold with the A/C on high since the doors are not being opened and closed to let the hot air in. The light by the waterfront is a solar light. It can be turned off. The switch is by the Kitchen - Mud Room entrance door. There is a motion sensor light on the deck this will go on and off automatically. The back light is a photo sensor light as well. This stays on at night unless you unscrew a bulb. There are house lights by the back and front of the Mud Room that have a switch in the Mud Room.

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Fire Extinguisher / Smoke Alarms

There are two fire extinguishers on the property. One is beside the stove in the Kitchen and the other is in the Mud Room and should be taken outside when making a fire in the fire pit. There are also two smoke alarms, one in the Kitchen the other outside the bedrooms in the hall.

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Pump Shut Off

In the Mud Room that's where the pump for the water supply is. If there is any issue with flooding for any reason, please immediately unplug the pump to stop the water from being pumped out of the lake.

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Breaker Box

The breaker box is located in the Mud Room on the wall adjacent to the stove. If any power goes off just flick the switch back on.

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Fire Pit

There is a fire pit near the waterfront on the same side as the Boat House. There have been summers where there are complete fire bans. If there is a fire ban in effect you will not be permitted to use the fire pit. You will be notified if this is the case. When using the Fire Pit caution must be used at all times. Never leave children unattended near or around the fire pit. Never leave the fire unattended. Always make sure the fire is completely out before going to bed or leaving the premises. Keep a pail of water filled with water at the Fire Pit when burning. Make sure you know where the fire extinguisher is located at all times.

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Paddle Boat & Canoe

Every boat has a maximum weight capacity. Even though the boat may say 5 persons it would not be 5 adults. Never overload a boat of any type that's when accidents can happen. Make sure the rope on the paddle boat does not get tangled in the propeller. Always make sure the safety kit is on board the paddle boat and canoe. The paddle boat can be safely stored in the water. Tie it to the east side of the dock. Never let the bottom of the boat bang into rocks. The canoe should be moved carefully onto the rocks at night. Lifting the canoe not dragging it to make sure the bottom is not damaged.

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Air filled floatation devices

There may be an air row boat and paddles provided and a Sea Biscuit. If these are damaged during the season they may not be available for your rental. If they are damaged during your stay, you will be responsible for replacing them. An air compressor will be available to top up the air if required. There also may be noodles and other floating items. All of these items must be put away nightly to avoid them from being damaged in the night.

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Dock

Docks get slippery when wet. Use caution when on it. Never run or rough house on the dock. It has always been safe in the past to jump off the south end of the dock (furthest point) but you must check the depth of water before jumping in. The water is a gradual slopping water line. So

that means different areas of the dock have different depths of water. Even the time of year affects the depth. Check water level always! It is your responsibility to be safe in and around water. The safest and easiest way to exit the water is by the ladder. If you are leaving by walking straight up respect that rocks are slippery. Always have water shoes on. Rocks can be sharp as well. We like to leave near the dock so if we choose to hold on we have something to hold on to. Also we just are in the habit of leaving near the dock. Be aware that natural nocks are not perfect surfaces so be aware of high and low points. If a boat is being tied to the dock the mooring whips must be used. The dock is only two seasons old and cost a lot of money. We only dock boats on the East side using the Mooring Whips. You must let us know if you will be docking a boat on our property ahead of time. We will provide the pamphlet showing how to tie the boat properly to ensure no dock damage.

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Dock Furniture

There is an umbrella for the dock that is placed in a stand and secured with a screw. Please do not remove the rocks from the base this gives extra stability to the stand. The Umbrella should not be used on windy days. It will end up in the water and could hurt someone when it falls. It is very heavy to get out of the water. It must be closed at night or anytime you leave the property. It is fine to leave the Umbrella closed at night in the stand. The lounge chair would need to be closed and laid flat on the dock at night or anytime you leave the property for an extended amount of time. It could get blown in to the water. If any of the wood chairs are moved to the dock they do not have to be moved. They are heavy enough that nothing can happen to them.

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Awning

Awnings are great to protect against the sun and the rain but can be dangerous if the winds are high. Most of the time the winds are not bad and it can be left open safely. If the winds are strong and it looks like it is getting blown too much, then it is! Shut it immediately. It is secured very well but in strong winds things can become loose. Always close the awning at night or if you leave the property for any extended amount of time. Wind patterns can change rapidly without notice.

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Deck Furniture

There is a table and chairs provided for your use. The chairs have seat cushions that if wet can hold the water for an extended amount of time. If the weather calls for rain it is best to cover the chairs at night so they are dry for you to use in the morning. We will provide a tarp for you to cover them with. We found that stacking them and putting the tarp over the stack works best. The awning is useful to make an outdoor room if it is raining without strong wind.

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Parking

There is ample parking at the back of the property. There are two areas, one on the south side of the road and the other on the north side of the road. Under no circumstances should a vehicle be on the lawn. The parking has rocks to designate the area. The back lawn has the tile bed from

the Septic System. This tile bed can easily be broken or cracked if a vehicle of any type, including an ATV is driven on it. We will be setting up a Badminton Net to show the area that is out of bounds for any heavy traffic .

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Dogs

Pick up after your dog. If your dog urinates in the cottage you must immediately clean the area using the carpet cleaning machine. We have provided "Rainbow Stain Remover" which will work well but dog urine is very hard to remove if it gets a chance to be absorbed into the carpet and under pad. Put a couple of squirts in to the water tank and fill to the line with hot water. Saturate the stain then extract well. This can be done on any type of stain. The stain remover can be used full strength but is very concentrate and hard to get off. If your dog is known to urinate or destroy things when left alone, then never leave him alone or use a crate. If the cottage smells like dog or dog urination after your stay you will be charged with a professional carpet cleaning fee. If the smell of urination does not go away after the cleaning you will be responsible to pay for the full amount required to get rid of the problem. This may be to lift the carpet and replace the under pad or replace the carpet and under pad in the entire cottage. This would be very expensive. We know we replaced all the carpet in the entire cottage three years ago. Supervise your dogs at all times. Excessive dog barking is not allowed. Keep your dog on our property at all times or with you on walks.

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Plants and Planters

Plants need water to live. We will be watering the plants on the Saturdays between stays but if you see the planters are in need of water prior to that time please water the plants. If the plants die throughout the summer they will not be replaced. To ensure everyone gets to enjoy the beauty please take the time, especially the planters. The water supply is the lake so unless there is a water restriction in effect you can use the hose to water anything without worry of drying out a well.

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Cellular Service

Our cottage area has very good reception. A new tower went up last year. Depending on your provider and quality of your phone will determine the signal quality. We use bell mobility and have full range on our property and in most places in the surrounding area. I have found if there is no service in an area, turn your phone off and then turn it back on. You will usually get service after.

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Internet

We do have the necessary phone jack and touch-tone line service that will permit you to hook up your lap top, a fax machine - or even call home to check messages. Make sure your dial-up provider is not long distance from the cottage. Use a calling card at all times.

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Telephone

There is a touch tone line service at our cottage as well as an answering machine. An easy way to avoid many long distance phone calls is by call forwarding your home number to the cottage before you leave. This way people can call you and not worry about them paying the long distance, your home phone will be charged. The long distance service may be cancelled at any time, depending on the experience with people using it. Make sure you have a calling card to avoid delay in the return of your damage deposit.

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Television / DVD / VCR

There are several televisions in the cottage. The main one in the Living Room is 28" new T.V. this is the only television that there is reception from the antenna. There is also a DVD and VCR attached to that television. In the Master Bedroom there is an older 20" television. with a DVD and VCR attached. The one bedroom has a Television and VCR and the other has a television and VCR. For sure the main television is able to have other games attached but the bedroom's would need to go through the VCR for the game or portable DVD players if you brought them.

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The Closest Marina

There is no marina on our lake. It is a quiet clean lake. There are several Marina's within a 10-15 minute drive. You can also check for a marina at www.marinasontario.com , Norland - http://www.marinasontario.com/listings_marina.asp?myNav=6&mid=697 and Coboconk - <http://www.thompsonsmarina.com/index.php> -It's worth noting that some marinas do not handle rentals at all while others are limited to certain types of

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Drinking Water

Our cottage uses the lake as the primary source of water. We do have a UV filtration system on the water supply but I wouldn't use it for drinking. It is safe to use for cooking and or brushing your teeth. We have a water cooler (hot and cool) there so we recommend you bring in some bottled water or boil the water prior to drinking. We bring in drinking water and we recommend that you do the same.

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BBQ

Our cottage is equipped with a Propane BBQ. We will have the tank filled at the beginning of the season and have a second tank available. Please let us know if a tank needed changing and it is now empty. The tools required to change the tank are on the property.

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Don't be a noisy neighbour

Please respect the neighbours at the cottage, they are very nice people and should not be loud to interfere with your enjoyment of our cottage, so please show the same respect. There are only about 6 cottages on our side of the Peninsula. It is a very quiet place and we are usually the source of excitement. There haven't been any noisy watercrafts or construction projects nearby but if there are it is out of our control.

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Garbage

Our cottage has curb pick-up (by the 151 sign beside the driveway) with a two bag limit and recycling (either paper or plastic and cans rotating weekly) every Monday morning. You can put your weekend garbage out Monday morning not Sunday night as the animals may get to it. All garbage at the end of the week must be taken away with you. There is a local dump about 10 minutes away. There is a fee per bag for dumping. If garbage is being stored outside it needs to be stored in the boat house or the shed with the door shut overnight. The most important thing to remember is **NEVER leave garbage outside overnight**. If you can't get to the dump on your last day - please take your garbage home with you.

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Safe boating regulations

The Federal government produces a "Safe Boating Guide" we encourage all renters to read. It covers the safety equipment required in ALL watercraft (including paddle boats and canoes) and covers the new Operator Competency Requirements that are being phased in over the next few years. Since 2002, all operators of motorized watercraft under 4 meters have been required to have on board, proof of competency. And there are age restrictions for youth in place now. Please obtain a copy of this booklet - (call 1 800 267 6687 or visit their web site at ([Boating Safety](#))... Safe Boating is Everyone's Business...

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Who can answer our questions?

If you have a question while at the cottage please look at the frequently asked page or call us. Our phone numbers are listed on the top of this page. Ludwig's Cottage Rental 151 Hilton's Point Rd West - Cottage phone number is 705-454-1443 Owners John or Marsha Ludwig phone number is 905-473-6543 or work/pager: 416-398-3090

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