

Kingdom Cabin Retreat
781 Payne Drive
Zirconia, NC 28790
Phone: 828-243-8778

Cabin Check-In Agreement

On behalf of Kingdom Farms, LLC we would like to welcome you to our cabin. We trust your stay will be peaceful and that you will enjoy the vast natural beauty which surrounds us here at the Kingdom. In order to accommodate your stay with us, the following are rules and restrictions and short term rental terms which will govern your stay with us. Your signature to this agreement signifies your understanding and agreement to fully comply with all terms and conditions as referenced herein.

- Check in to the cabin **4:00 pm** the first day of your stay with us.
- Check out of the cabin is **11:00 am** on the last day of your stay with us.
- Two day minimum booking is required. The rate per day is \$ _____ for the rental of the cabin. A cleaning fee of \$150.00 will also be assessed associated with your stay; this fee covers cleaning for normal wear and tear on the cabin and does not include cleaning for issues in excess of normal wear and tear; cleaning for excess damage will result in an additional cleaning fee of \$45.00 per hour spent cleaning excess.
- No person under the age of 25 may rent the cabin and the number of occupants is restricted to two adults and two children. *The cabin is for your use and may not be used as a gathering facility for anyone other than the actual occupants of the cabin; non cabin guests are not allowed on the property.*
- Please respect the environment as the same is a home for many woodland animals; as such, noise restrictions are in effect beginning at **8:00 pm**. Help us maintain the tranquility of this lovely venue.
- The property entrance is located at 908 Bell Mountain Road, Zirconia, NC 28790-contemporaneous with your booking a “gate opener” will be assigned to you. We will hold a **\$150.00 refundable deposit (gate opener/key)** which will be released when you check out and return the gate opener. This opener will provide you access to the property. It is your responsibility to monitor the same. Additionally, keys to the cabin will be provided to you at check-in. Please return the keys along with the gate opener at check out; otherwise the deposit will be forfeited.
- One pet up to 40lbs is allowed; provided however that the pet is not of an aggressive breed (examples of pets not allowed: Pit Bull, Rottweiler, Doberman, Chow) management reserves the right to reject any pet if it displays any form of aggressive behavior. Prior to check in, it is your responsibility to clearly articulate to management the exact type of pet you desire to bring with you to the cabin understanding that management reserves the right to reject any pet. A **refundable pet fee of \$150.00** will be required; upon examination of the property after your visit, if there is no sign of damage then the same will be refunded to your account. You fully understand that you are in a wilderness area. Pets should NOT be left outside; unless accustomed to your absence, we suggest that pets not be left alone in the cabin while you are away. You are responsible to clean up all waste associated with your pet.
- Trash receptacles are located within your cabin. **DO NOT LEAVE TRASH OF ANY KIND OUTSIDE OF THE CABIN.** If you utilize the outdoor grilling facility; then it is your responsibility to clean up the area and properly dispose of trash. Should your trash need removal, contact management and we will arrange for disposal of the same.
- You may not smoke inside the cabin or on the porches. A fine of \$150.00 will be imposed should management determine that you violated this restriction. You may smoke around the area reserved for outdoor grilling but you are directly responsible to properly dispose of all tobacco related products.
- **KNOW YOUR AREA-** our farm consists of approximately 175 acres of property and we directly border 33,000 acres of an area known as the Greenville watershed. It is a large area of unoccupied land. You may access the “Palmetto Trail” from your cabin. This trail is located in South Carolina. You are responsible to abide by all restrictions related to hiking this trail. With the exception of the small “concord vineyard” next

to your cabin, all other vineyards and farm buildings are off limits. Tractors and other equipment will frequent the fields related to vineyard upkeep and you are not allowed in these areas. The rock cliff at the entrance of our property is also off limits due to safety concerns.

- Roadway-our entrance is by a simple farm road-please do not exceed 15mph and keep a look out for tractors and other equipment; designated pull-off areas are marked for vehicle passage.
- No firearm discharge is allowed on the property; no four-wheelers are allowed.
- Do not re-arrange the furniture in your cabin and do not climb or sit on any railing located inside or outside the cabin; additionally you will find a small wine receptacle in your cabin. One bottle of wine is free to you. Any others which you consume during your stay will be billed according to the price sheet indicated. Additionally, in the unlikely event of a malfunction within your unit, please DO NOT attempt to fix the same; rather, contact management and maintenance will attend to your needs forthwith.
- All water is well-water and contains no chemicals. Help us keep the property clean.
- **Cancellation Policy:** after you book with us you realize that we reserve this time for you as our guest and forgo accepting other requests for the time you indicated; we understand that cancellations may be necessary due to unforeseen events. As such, the following cancellation policy controls this agreement:
 - Cancellation which occurs 14 days PRIOR to your scheduled visit will result in a full refund.
 - Cancellation which occurs 8 to 13 days PRIOR to your scheduled visit will result in a refund of one night's stay.
 - Cancellation which occurs 0-7 days PRIOR to your scheduled visit will result in no refund.
- **Emergency Agencies:** In the event of an emergency contact the **GREEN RIVER FIRE DEPARTMENT: 828-692-4009** located at 1524 Old US 25 HWY, Zirconia NC 28790 or dial 911 the actual address of the cabin is 781 Payne Drive Zirconia NC 28790. The **HENDERSON COUNTY SHERIFF'S OFFICE: 828-697-4596** and their address is 100 N. Grove Street Hendersonville, NC 28792. You may also dial 911.
- **Release & Indemnification:** you agree to release and hold us harmless from any claim which may arise as a result of your stay, with the exception of willful negligence on our part; furthermore you agree to indemnify us in the unlikely event a claim is brought against our company and you as a result of your visit.

The Kingdom of the Happy Land is a special place. Historically it was home to one of only two kingdoms ever established in the United States of America. It is a sanctuary and our desire is to share this rich location with those who respect the tranquility of the same. We reserve the right to terminate your invitation should we determine you have violated these rules and guidelines. We sincerely hope that you will enjoy your stay with us; please extend common courtesy and respect for the land and the history.

In the event you experience any issues related to the cabin or the environment, please contact us immediately at **828-243-8778**; should you have any special requests kindly advise us of the same. We are pleased you have made the choice to visit the Kingdom and hope that you enjoy the peace within.

By execution of this document, you agree that you have read and fully understand the terms, rules and restrictions as set forth herein and agree to abide by all of the same.

This the ___ day of _____, 20__

Cabin Guest /Electronic Signature