

**BARRINGTON CONDO HOUSE RULES AND PROCEDURES**  
**1001 Commonwealth Drive, Unit 132**  
**Kings Beach, CA 96143**  
**House phone (530) 546-3570**

**Contact Information:**

Joe and Gail Barrington  
barringtonjg@gmail.com  
916-632-1001 (h)  
916-316-3789 (m)

**Security, Cleaning, Occupancy Tax:**

- A \$300 refundable security deposit is required for all reservations when booking directly with Gail. Security deposits for reservations booked on public travel platforms are controlled and managed by the respective platform.
- The standard cleaning fee is \$145 per stay for occupancies of 1-8 guests. Occupancy tax is already included in this amount. We reserve the right to charge more for cleaning IF housekeeping upcharges us because of conditions that exceed a "normal clean". Examples include excess use of towels/bedding or unusual/deep cleaning requirements in the kitchen or bathrooms or carpet cleaning due to spills that were not addressed properly.
- We are required to collect Placer County Transient Occupancy Tax which is computed on 10% of both the total rent plus the cleaning fee. Our rent and fee structures for direct and public travel platforms include these taxes.

**Check-in/out**

Check in time is 4:00pm.  
Check out time is 11:00am.

**Cancellation when not booked directly with Joe/Gail:**

- Cancellation of your reservation is governed by the platform on which the reservation has been made (Airbnb, Trip Advisor, Home Escapes).
- These platforms support cancellation policy terms and conditions that may not be in alignment with our policy when booking directly with us. Regardless, the relevant booking platform policy over-rides what is outlined below.
- Please note that poor weather or poor ski conditions do not void the cancellation penalty (if applicable).

**Cancellation when booked directly with Joe/Gail:**

- Cancellation of your reservation less than 30 days but at least 14 days before your scheduled arrival date will result in a cancellation penalty that will be the equivalent of 50% of the reservation rental amount (penalty not calculated on deposit, cleaning fee or taxes). Examples: A 4 night stay with rent, deposit, cleaning fee and taxes already collected would result in a 2 night penalty if cancellation was received within 14-29 days prior to the arrival date. Further, 2 nights would be refunded along with deposit, cleaning fee and taxes less any Visa/Master Card (V/MC) processing fee if applicable. Using this same example, if the cancellation notice was received any time between 13 and 0 days prior to the scheduled arrival date, the cancellation penalty would be 100% of the reservation rental amount; again - excluding deposit, cleaning fee and taxes which would be refunded.
- The cancellation penalty will be deducted from the funds that have been collected up to the date of the cancellation notification and the remainder of the funds will be mailed within 15 business days.
- Poor weather or poor ski conditions do not void the cancellation penalty. Consideration will be given in the event highway access is closed by Cal Trans or CHP (limited to I80, SR267, SR28, SR89).
- If we are able to book another tenant for the time reserved, we will refund all funds less any V/MC processing fees.

**Snow Conditions:**

The Homeowners Association at Kingswood Village has a full time maintenance staff that do their best to keep the snow removed from the driveways, parking areas, and walkways within Kingswood Village. Please move your vehicle daily to allow for snow removal and always be prepared for changing weather and snow conditions, which includes traveling with snow chains in the winter months. You should find a snow shovel on the upper deck.

**Pets:**

No pets are allowed in or around the condo. This is an HOA originated and monitored policy. Violation of this policy could result in the forfeiture of your deposit.

### **Smoking:**

**NO SMOKING IS ALLOWED IN OR AROUND THE CONDO.** The renter is responsible for any costs incurred in the removal of smoke odors following their stay.

### **Firewood:**

We DO NOT provide firewood for the fireplace in the unit. **If there is firewood on the deck it is reserved strictly for use by the owner.** You may purchase firewood at the local Safeway, Ace Hardware, or numerous other local retail locations. Be careful to open the fireplace damper before starting a fire as well as turn off the gas log lighter valve/key. Also please make every effort to keep the logs as far back in the firebox as possible otherwise smoke may tend to drift out the front or side of the fireplace.

### **Telephone:**

The telephone service within our condo is Voice over IP and can be used for US calls free of charge. The service will not connect calls outside the US.

### **Amenity Card:**

This card (looks like a credit card on a lanyard) enables electronic access to the Kingswood Village pool, tennis courts and exercise room. Please note that children under the age of 12 must be accompanied by an adult in the pool area and exercise room. The amenity card will be hanging just inside the condo entry door. You must abide by posted pool and amenity rules or lose those privileges.

The Kingswood Village Homeowners Association charges \$150 to replace an amenity card. This extreme measure was deemed necessary because of the high number of cards lost in years past as well as the continued and unauthorized use of facilities due to the missing cards. So, please take care of the amenity card and be sure to hang it just inside the door when you depart. If you lose it, we will be forced to withhold \$150 from your security deposit.

### **Condo Keys:**

You will receive two keys to our condo. You can access the keys in a small lock box mounted just outside the entry door to our unit. You will need the current security code to open the box. I will provide that security code to you within 1-2 weeks before your arrival as the code is changed frequently. You will need that code again upon your departure to open the lock box and replace the keys. If you lose a key and we need to re-key the door, you will incur a charge of \$50 which will be deducted from your security deposit.

### **Parties:**

Our condo may NOT be used for weddings, receptions or parties as we do not wish to disturb neighbors in the area. Any loud parties could result in eviction and forfeiture of entire rental amount and security deposit. If you are bothered by after hour disturbance problems, call High Sierra patrol at (530) 541-1502 or Placer County Sheriff at (530) 581-6330.

### **Electronics:**

One of the aspects of our condo that we take pride in providing is a fairly extensive array of electronic entertainment and convenience items. However, one challenge we have encountered from time to time is guests reconfiguring the electronics and/or computing devices and then leaving them in a non-functional state. The next guest to come along may or may not have the technical savvy to troubleshoot and make the required corrections and/or adjustments. And they should not have to do so. So please adhere to these simple requests:

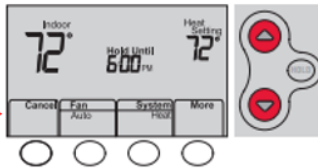
- Televisions
  - Please keep the remotes near the TVs to which they belong. All remotes are labeled and despite some of them being universal, they are only capable of talking to the TV for which they are labeled.
  - If you want to connect a digital device/camera to a TV for viewing your media or pictures, no problem. But if you remove any cables in the process of connecting your gear, please make sure you put them back the way you found them. This has been especially problematic with the living room TV.
- Stereo/VCR/DVD
  - Please do not remove or change any cables or alter connections for these appliances. We have spent a fair amount of time getting it "just right" and the instructions that are present at the stereo cabinet only work if the connection arrangement is left just as it is.

- Complementary computer/gaming systems
  - Please use the machine responsibly and also ensure that children do the same.
  - Please put the game discs back in their correct jackets/covers.
  - Don't install games or applications or change system settings on the laptop.
- If you do place a file on the laptop (pictures, links, for example), please remove them prior to your departure.
- Router/internet access
  - Please DO NOT make any adjustments or attempt to configure the router or modem in any way. If you want wired access there is an ethernet connection at the desk in the alcove area. If you want to access via the wireless network, you will be given the access password prior to your arrival.
  - Please do not leave the laptop on unnecessarily and BE CERTAIN TO TURN OFF THE MACHINE UPON YOUR FINAL DEPARTURE.

**Arrival:**

**When you arrive and only if the heater is needed**

- Press **Cancel**. This will resume the program schedule. The heater will come on if the condo temp is below program set point. →

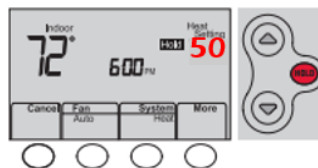


**Check Out Procedures:**

- Remove all garbage and place in the outside dumpster.
- Start dishwasher or hand wash all dishes. Please do not leave dirty dishes.
- Please clean the BBQ grill if you used the BBQ.
- Return all furniture, futons, blankets, appliances, games, etc. to their original location/position.
- Close and lock all windows and doors (sliders have overhead locks as well as locks at the handles). Make special note of the window above the stairs leading to the loft that has the "whole house fan" mounted in front of it.
- DO NOT EMPTY ASH FROM FIREPLACE. LEAVE THAT JOB FOR HOUSEKEEPING PLEASE!
- DO NOT make beds.
- Be sure to remove all personal items, as we are not responsible for forgotten or lost personal items.
- Turn off all lights including any night-lights.
- Return amenity card to hanger just inside entry door.

**When you leave - THIS IS VERY IMPORTANT -**

- Press and release the HOLD button.
- Press the **DOWN** arrow until the indicated set temperature is **50F**. Done.
- This will set the temperature to 50F until the next guest arrives.



- Performing this action will ensure that energy consumption is drastically reduced but equally important in the winter is that the unit will not get so cold that the water pipes could freeze and burst.

- **Return the condo keys to the lockbox.** You will need the security code to open and secure the key in the lock box. Housekeeping depends on these keys for condo access.

**Recommended:**

**TAKE A COPY OF THESE HOUSE RULES (PAPER OR ELECTRONIC) WITH YOU TO THE CONDO. YOU WILL NEED IT TO FOLLOW CHECK OUT PROCEDURES OR IF YOU HAVE A PROBLEM AND NEED TO CONTACT ME. BE ADVISED MY CONTACT INFORMATION IS ALSO POSTED NEAR THE PHONE IN THE KITCHEN.**