



General

- 1) OFFICE HOURS: Typical hours of operation are 9:00 AM to 7:00 PM. If critical after-hours assistance related to your site or cabin is needed, call (352) 399-8005. In the event of an emergency, please call 911.
- 2) Reservations may be made online at IdlewildLodge.com, via phone, or in person at the Lodge Office.
- 3) Renter must be twenty-five (25) years or older and have a major credit card.
- 4) The registered Guest(s) must be the same person(s) who is/are residing on Park property. Renting a site, cabin, or other Park property on behalf of others or subleasing to an unregistered visitor is STRICTLY PROHIBITED.
- 5) Renters are welcome to have visitors. The Renter must be present during the time the visitor is in the Park. Renter will make their visitors aware of these Rules and Regulations and will be liable for their visitor's behavior while in the Park or while using Park property. All visitors remaining in the Park between 7:00 PM and 5:00 AM must be registered. Unregistered visitors staying overnight are not permitted.
- 6) Check-in time for RV sites is 2:00 PM. Check-in time for cabins is 2:00 PM.
 - a. If you require a late check-in (after 7:00 pm) call the front desk at (352) 793-7057 before 7:00 PM to request approval.
- 7) Check-out time for all cabins and RV sites is 11:00 AM.
 - a. If you require a late check-out, refer to the extra fees section below and call the front desk for approval.
- 8) Specific RV sites or cabin numbers cannot be guaranteed, but we will attempt to accommodate all requests.
- 9) Smoking is not permitted in cabins, cabin porches, or in any of the outdoor common areas. Smoking is permitted in your personal vehicle or at the designated outdoor smoking areas only.
- 10) Each cabin is allotted one parking spot for one non-heavy-duty vehicle. You must park in the designated parking spot assigned to your cabin. Each cabin has a specifically designated and labeled parking spot.
- 11) For RV site bookings, renters must fit their entire rig and any vehicles they have on the allotted pad as described in the respective RV site description.
- 12) Boat trailers must be parked in over flow parking area. Trailers are not permitted in designated cabin spaces or RV sites.
- 13) MAIL: Mail service is not available for Guests, including extended stay Guests

Booking Terms and Conditions

Rates

- 1) One-bedroom cabins and RV sites are based on a two-person occupancy.
- 2) One-bedroom cabins may have a maximum of four (4) persons.
- 3) Two-bedroom cabins are based on a four-person occupancy.
- 4) Two-bedroom cabins and RV sites may have a maximum of six (6) persons.
- 5) Children under five (5) are free.
- 6) Children five (5) and older are considered an occupant and charged at the adult rate.
- 7) Charges for additional occupants apply. \$12 per person per day, \$60 per person per week, \$225 per person per month.
- 8) Rates do not include any applicable service fees, taxes, or charges for optional incidentals.

Deposits & Payments

- 1) By using a credit card for a deposit, guarantee or payment, you authorize Partner's Management LLC to charge any expenses incurred during your stay to that credit card or apply funds you have on deposit with Partner's Management LLC against what you owe.
- 2) All reservations require a minimum deposit of 50%.
 - a. Certain discounted rates may require the booking to be paid in full at the time the booking is made.
 - b. Daily and all other Bookings made within fourteen (14) days of arrival are required to be paid in full at the time the booking is made.

- 3) Cabin Rentals – In addition to the minimum 50% deposit, a \$250 security hold on a major credit card may be required at the time of check-in.
 - a. This pre-authorized hold is for damages, missing/stolen items, incidentals, additional fees, and/or smoking in the cabin. Additional fees may be assessed if damages are extensive.
 - b. After all amounts due are paid, this hold will be released from your credit card.
- 4) All bookings must be paid in full at check-in and before the start of the booking period.
- 5) A two (2) night minimum reservation may be required for reservations depending on demand.
- 6) A three (3) night minimum reservation may be required on select holidays. Holidays are:
 - a. Memorial Day Weekend (Friday through Monday)
 - b. Independence Day (Friday before through July 5th)
 - c. Labor Day Weekend (Friday through Monday)
 - d. Thanksgiving
 - e. Christmas

Extended Stays

- 1) To book a stay longer than one month please call the reservations department at (352) 793-7057.
- 2) For booking purposes, a month is defined as twenty-eight (28) days. For reservations of two (2) months, fifty-six (56) days or longer, a security deposit of 50% of the monthly repeat charge amount is due before the start of the booking.
- 3) Security deposit may be applied toward the last monthly repeat charge unless renter has failed to give at least twenty-eight (28) days written or emailed notice of intent to vacate the site before the end of the booking term. Notice of renter's intent to vacate the site early or before the end of the booking term must be delivered to the management office or emailed to Manager@IdlewildLodge.com for such notice to be timely and effective.
- 4) Monthly repeat charges are due at least fourteen (14) days before the start of the succeeding monthly period twenty-eight (28) days.

Pets and Service Animals

- 1) The maximum number of pets in cabins or at an RV site is three (3). However, management reserves the right to revoke approval of or remove any pet from the property for any reason whether management had given prior approval of such pet. Your booking may be cancelled by management if your pet causes damage to the property, exhibits aggressive behavior, or otherwise creates a nuisance. No livestock animals are allowed anywhere within the Park.
- 2) RV Site Rentals:
 - a. There is no charge for the first two (2) pets at an RV site.
 - b. If an exception is approved by management, excess pets at RV sites are subject to a \$10 pet fee per day.
- 3) Cabin Rentals:
 - a. All pets within cabin rentals are subject to a pet fee.
 - b. ONLY dogs weighing 60 lbs. or less are permitted inside the designated pet friendly cabin.
 - c. No cats are allowed in any cabin. No exceptions will be made unless management is legally required to do so.
- 4) Pet rates per pet (cabin only):
 - a. \$25.00 per day up to \$50.00 per week
 - b. \$150.00 per month
- 5) Service Animals: Management will make reasonable accommodations for Service Animals (as defined by the ADA) or Assistance Animals (as defined by the Fair Housing Act) required by Renter or any of the Registered Guests so long as the animal does not constitute a direct threat to the health or safety of other individuals or whose stay would result in substantial physical damage to Park property or the property of others, stays current on all vaccinations, is not used for mating or breeding purposes, is controlled by Guest at all time, is cleaned up after by Guest (i.e. Guest promptly cleans up and disposes of all feces), and does not bark to the point of creating a nuisance. For non-observable disabilities not actually known to Management, Guest will furnish a note from a licensed health care professional having personal knowledge of the disabled Registered Guest confirming the disability, whether such disability substantially limits at least one major life activity or major bodily function, and the specific disability-related need for such specific service or assistance animal. Such note must include contact and professional licensing information and be signed and dated by the licensed health care professional.

Extra Fees

- 1) Animal other than approved dog(s) inside cabin - \$150.00 per unapproved animal per day
- 2) Lost or unreturned key - \$20.00

- 3) Smoking - \$250.00
- 4) Excessive Cleaning- \$150.00
- 5) Late check-out:
 - a. If approved by management, \$20.00 per hour
 - b. If denied by management, 100% of the average daily rate
- 6) Early check-in: if approved by management, \$20.00 per hour.
- 7) Extra vehicle or trailer - If approved by management, \$10.00 per overnight
- 8) Boat Slip & Trailer Parking: If approved by management,
 - a. Registered overnight Guests: \$10 per day.
 - b. All others: \$40 per day.
- 9) Boat Launch Only: \$10 per vessel per day.

Cancellation and Refund Policy

- 1) Management reserves the right to refuse service to anyone
- 2) Management may cancel a reservation if a cabin, RV site, boat, boat slip, or other facility is unavailable.
- 3) If part of your booking is canceled by us, we will issue you a pro-rata refund for the remainder of your pre-paid booking less any applicable fees and charges for incidentals, smoking, damage, theft, or excessive cleaning. However, there will be no refunds for voluntary early departures or in-voluntary removal from Park property for failure to follow any Park Rule, failure to follow the Pet Policy, or for causing damage to Park property even if such damage was caused by a visitor of Registered Guest.
- 4) If your entire booking is canceled prior to your arrival or during your stay because of severe weather or some other unforeseen circumstance not caused by Guest, we will refund the unused portion of your booking.
- 5) No refunds will be given for an early departure, for cancellation of bookings made within fourteen (14) days of the arrival date, or for bookings made under a discounted, flex, or special rate.
- 6) Timely cancellations of standard rate bookings will be refunded in the form that was used for the payment. To be considered timely:
 - a. Holiday weekend dates and all monthly bookings: must be made twenty-eight (28) days prior to the arrival date.
 - b. Weekly bookings must be made twenty-one (21) days prior to the arrival date.
 - c. Daily bookings (excluding Holidays) must be made fourteen (14) days prior to the arrival date.
- 7) Seasons:
 - a. Holiday season: Memorial Day Weekend, Independence Day Weekend, Labor Day Weekend
 - b. High Season: January 1 – March 31
 - c. Mid-season: October 1-Dec 31,
 - d. Low-season: May 1- Sept 30
- 8) Untimely cancellations will be subject to a cancellation fee of:
 - a. 100% of the total cost of booking for Daily bookings
 - b. 50% of total cost of booking for all monthly bookings
 - c. 25% of total cost of booking for weekly bookings