

FAIRBANK LAKE COTTAGES RENTAL AGREEMENT

Thank you for your reservation! We look forward to hosting your stay!

Please read through our agreement carefully prior to your arrival.

Wifi SSID – Fairbank Lodge Wi-Fi

Password – Fairbank1

Each cabin comes fully furnished including dishes, silverware, cookware, utensils, coffee maker, filters, microwave, TV w/Chromecast, BBQ and griddle both with propane, bathmats, dish towels, dish cloths, liquid hand soap and dish soap.

Your linens, including sheets, pillowcases, blankets, and towels are provided by Fairbank Lake Cottages. Please bring your own beach towels.

Fairbank Lake Cottages is not responsible for any weather conditions or acts of God or nature that happen during your stay on the premises and no refunds will be made for inclement weather.

The water at Fairbank Lake Cottages is not potable. Guests will be provided with two - 5 gallon jugs of water. Please contact fairbanklakecottages@mgsCorp.ca if you will require more water than what has been provided.

This is a family oriented cottage. NO PARTYING OR LOUD MUSIC ALLOWED.

We kindly ask that guests be at least 25 years of age and for minors to be accompanied by a parent/guardian. Only registered guests confirmed at the time of booking are allowed on the property (i.e. no visitors or additional people are allowed on the property during your entire stay).

NOISE: We are located in a small community. Guests must respect the quiet landscape and our neighbours. Quiet hours are from 10 pm to 9 am.

A violation of this rule will result in immediate eviction without refund of your booking fee and your security deposit.

SEPTIC TANK: Fairbank Lake Cottages is on a septic system and therefore NOTHING, but toilet paper is to be flushed. Wipes of any kind are NOT to be flushed. Even if the packaging states flushable, they are not and will clog the septic and toilet very quickly. This is a cost that will be passed on to our guest.

NO SMOKING: Smoking is only permitted outside your cabin. There is NO smoking allowed in any cabin or screened porch area or any other outbuilding on the property. Each cabin has an ashtray outside. DO NOT leave your cigarette butts on the ground. Any guest found smoking in the cabins will be asked to leave and/or incur an additional cleaning fee of \$250. There are smoke detectors in all of our cabins, please do not unplug or remove the batteries from them.

PETS: Pets are welcome so long as they are leashed or on tie-outs. We do not want pets affecting other guest's stays.

GARBAGE/RECYCLING: Please use the garbage bins located in the kitchen and bathrooms. Place garbage bags in the bins before use.

Please DO NOT leave any garbage, recyclables, or food products outside – this will attract wildlife. All garbage must be placed in the bin across from cottage 1 at the end of your stay.

INSIDE:

Kindly follow the rules below:

- Remove shoes inside
- Keep all doors and screens shut at all times
- Close and lock all windows and doors when going out
- Do not eat or drink in the bedrooms
- Keep luggage off the beds
- Wipe paws before entering our home; keep pets off furniture & bedding.
- DO NOT use any glitter, confetti, or any other similar product at the cottage – if any such items are found after your checkout, you will be charged an additional \$300 cleaning fee
- Do not rearrange furniture
- Turn off all electronics and heating/cooling when going out

OUTSIDE:

Kindly follow the rules below:

- Wipe down BBQ after use
- Wipe down patio table after use
- Remove any and all food/food products from patio and deck – failure to do so will attract wildlife!
- Empty ashtray, if used
- Do not throw cigarette butts or trash into the lake
- Wear lifejackets if you are using the kayaks and/or pedal boat)
- Please place all water equipment back to its original location
- Please place the lifejackets back into the outdoor chest located on the main deck.
- All minors/children must be supervised in or around the lake, including in the sandbox.
- Poop & Scoop - please pick up after your pet. •Exercise caution while in or around the lake: do not go out into the lake in bad weather and do not go in if you do not know how to swim.

OUTDOOR FIRE PIT: Please only use the fire pit provided. Please contact the host to keep in line with the town's by-laws, prior to using the fire pit. Only wood in the fire pit - do not throw in trash or any other items.

Make sure to put out the fire thoroughly with water after use.

NO ILLEGAL ACTIVITY OR ILLICIT DRUGS WILL BE TOLERATED:

A violation of this rule will result in immediate eviction without refund of your booking fee and your security deposit.

REPORT ANY AND ALL DAMAGE: Please report any damages in your cabin to the resort on the day of check-in. If not reported, we must assume the damage or loss occurred during your occupancy and you will be charged. When maintenance needs arise during your stay, please contact the resort so we can keep on top of it!

ASSUMPTION OF RISK:

All guests are using the property at their own risk. You are assuming all risks and you are taking full responsibility for your own safety during your stay.

Paddle boards, kayaks and canoes are for use by the guests. Guests **MUST** wear life jackets when using this equipment. Please ensure the equipment is returned to the place it was found and stored upside down with the appropriate paddles.

For those guests bringing a boat/boats, the public boat launch is located to the right of our sauna if you are looking at the sauna from the lake.



PLEASE DO NOT BRING GLASS OF ANY KIND TO THE BEACH. We will provide you with plastic cups if you wish. This is for the safety of everyone. Please note, **NO** fireworks are allowed due to multiple fuel tanks on property

Before you check out, please take the time to;

- Make sure dishes, pots, pans, silverware, and utensils are washed and put away.
- Place all garbage/recycling in bags and brought to the proper bins
- Check that property is left neat and in order
- Clear the firepit of garbage and not left burning

Thank you and we hope you enjoy your stay at the Fairbank Lake Cottages

SAUNA RULES

Below are the rules and regulations of the sauna

- Children twelve and under must be accompanied by an adult in the sauna at all times.
- Allow yourself at least five minutes after exercising to cool down before entering the sauna.
- Pregnant women and persons suffering from heart disease, diabetes, high or low blood pressure, circulatory or respiratory problems, seizures or epilepsy should not enter the sauna without prior medical consultation.
- Do not use the sauna while under the influence of any type of alcohol, drugs, anticoagulants, antihistamines, vasoconstrictor, vasodilators, stimulants, hypnotics, narcotics or tranquilizers.
- Clean swim attire must be worn and participants are required to bring a towel to sit on when using the sauna.
- Remove all metal jewelry prior to entering the sauna.
- The surface of the rocks, heater and surrounding area can be extremely hot. Exercise caution.
- Prolonged use of sauna not recommended due to fatiguing effects. Limit yourself to a maximum of 15 minutes.
- Do not smoke, exercise, eat or drink beverages in the sauna room. **NO GLASS ALLOWED.**
- Leave the sauna immediately if you experience any nausea, dizziness, hot flashes, cold chills, headaches or other discomfort.
- Drink plenty of fluids before and after leaving the sauna.
- Newspapers, magazines, or other reading materials are prohibited.
- If repair or assistance is needed, contact Fairbank Lake Cottages.

DIRECTIONS FROM SOUTHERN ONTARIO

Get on Hwy ON-400 N

Follow Hwy ON-400 N to Trans-Canada Hwy/ON-69N in Carling (142 km)

Keep right at the fork to continue on ON-400, follow signs for Ontario 400 N/Ontario 69/Parry Sound/Sudbury (140 km)

Use the right lane to take the ON-17 W ramp to Sault Ste. Marie (600 m)

Merge onto Trans-Canada Hwy/ON-17 (34.6 km)

Turn right onto Fairbank Lake Rd/Regional Rd 4 (2.5 km)

Turn right onto Crean Hill Rd (2.1 km)

Continue onto Fairbanks E Rd (6.8 km)

1586 Fairbank Rd E will be on your right. The garage has signage for Fairbank Lake Cottages.

DIRECTIONS ON THE PROPERTY

APARTMENT SUITE

Located above the garage (first building on property). Use man door to the right of the overhead garage doors to access. Outdoor kitchen is located to the back of the suite on the beachside of the property.



CABIN 4

Continue passed the apartment suite and it will be the next cabin located on your left.



CABIN 3

Located passed cabin 4 on the left



MAIN LODGE

Make a slight left at cabin 3 and follow the road to the main lodge.



WOODSHED

The woodshed is located directly across from the main lodge and below cabin 3.



CABIN 2

Park at the main lodge and walk around the building. Cabin 2 is located next to the main lodge.



CABIN 1

Stay straight on the road from Cabin 3 and follow it to the end. Cabin 1 will be on your left. Park where the Tundra is in the second photo. Follow the trail shown in the third photo.







SAUNA

Sauna is located at the far end of the beach below the apartment suite and beside the boat launch. The wood for the sauna is located in the woodshed at the left. There is a light switch on the back of the sauna that operates an exterior light. This light will illuminate the interior of the sauna.

