

Mansion at Rebecca's Fountain House Rules



Follow these to be a considerate guest and avoid any issues during your stay.

Winter Considerations:

Snow Conditions:

During winter (from December 1st to March 31st), snow conditions are likely. It is advisable to check weather forecasts to prepare yourself, dress/pack accordingly prepare your vehicle/get necessary rental before your winter getaway.

Vehicle Recommendation:

This is a private HILLTOP property, Due to potential snow accumulation and proximity to the Mohawk River expect snow drifts and or icy patches on the road / driveway. We recommend guests use an AWD (All-Wheel Drive) vehicle, truck, or SUV to navigate the gravel road leading up to the summit. This ensures a safer and more comfortable journey to the property. If your vehicle can not make it up a stone driveway, it is a 500 ft hike up to the Mansion's Hilltop. See picture in gallery. It's a winter wonderland in the North East. It gets cold. Be prepared.

1. **Additional Services:**

- Please inform us at the time of booking if you require additional services such as a Chef, Masseur, daily Turndown, Laundry/dry cleaning pickup, Hair Stylist, or Catering. Tips for our hardworking staff are always welcomed and appreciated.

2. **Guest Registration:**

- Only guests registered with the host are permitted to stay.

3. **Early Check-in:**

- Early check-in at 12 noon is possible on some dates for an additional fee of \$145. Feel free to inquire.

4. **No Smoking:**

- Absolutely no smoking indoors. A cleaning and deodorizing fee (minimum \$1050) will apply if smoking evidence is found or smell is noticed.

5. **Pet Policy:**

- Housebroken, vaccinated, and friendly pets are welcome. Please clean up after your pet, and any damage is the responsibility of the guest. \$350 Pet fee applies.

6. **House Rules Violations:**

- Smoking, parties, unpaid/unregistered guests, and other violations will result in a cleaning fee after checkout (minimum \$1020).

7. **Damage Reporting:**

- Utilize the damage list in the Foyer desk to report any accidental damages, ensuring transparency about potential charges.

8. ****Furniture and Decor:****

- The Mansion features high-end furniture and decor. Please refrain from sleeping on sofas, allowing pets on furniture, or spilling food/drinks on furniture and carpets.

9. ****Makeup Towels:****

- Use black makeup towels provided to remove makeup before sleeping or using white bath towels/bed linens.

10. ****No Food/Drink in Bedrooms:****

- Please avoid bringing food or drink (except water) into the bedrooms.

11. ****Reservation Policies:****

- The guest making the reservation must be 25 years or older, occupy the property for the entire stay, and subletting is not allowed.

12. ****Inventory Check:****

- All items are property of the owner; any missing or broken items will be charged to the guest.

13. ****Guest Limit:****

- Only guests on the rental agreement are authorized to stay. Additional guests will incur a \$155 fee per night per guest.

14. ****Parties/Events:****

- Parties, events, and gatherings are allowed for an additional fee. Pricing based on Time of year. Security Deposit of \$1530 required. Ask for details.

15. ****No Fireworks, Smoking, Drugs:****

- Strict prohibition of fireworks, smoking, and drugs.

16. ****Respect for Property:****

- For safety and privacy reasons, certain areas like utility rooms and the basement suite are off-limits.

17. ****Parking:****

- Park in designated areas; keep off the grass. Parking is available for up to 20 cars.

18. ****Maximum Guests:****

- The Mansion accommodates 16 overnight guests, 21 if renting the Guest House, with an additional fee per guest per night.

19. ****Additional Services:****

- In-house chef, licensed masseur, turndown services, hibachi, food truck, catering, dry cleaning pickup and delivery are available for additional fees.

20. ****Pond and Fountain:****

- No swimming in the pond. The Fountain and pond pumps are turned off from November 1st to May 1st.

21. ****Landscaping Schedule:****

- Scheduled landscaping occurs every other Friday in the off-season, every third day during peak times.

22. ****Spa/Hot Tub:****

- The Spa/Hot Tub is available from April 1, 2024. Follow safety guidelines; use at your own risk. It may be unavailable during the coldest months/winter. Ask for details.

23. ****Neighborhood Courtesy:****

- Respect neighbors; adhere to town quiet hours (9pm till 8am). No littering or using neighbors' driveways for U-turns.

24. ****Booking Removal:****

- Violation of house rules may result in removal from the premises without a refund; cleaning and damages will be charged.

25. ****Heating and A/C:****

- Follow guidelines for heating (Oct 1 - May 31) and A/C (June 1 - Sept). Keep ALL windows and doors closed when in use.

26. ****Security Measures:****

- Lock all doors and windows when leaving for safety and security. Failure to do so may result in weather damage or theft. Security regularly patrols the property, records exterior cameras and uses facial recognition & smart devices to identify unauthorized parties, smoking and trespassers or additional unlisted guests.

Booking Acknowledgement:

By booking and paying for your stay, you acknowledge and agree to adhere to the following house rules. You also authorize credit card charges for lodging and any services rendered. Any violations of house rules may result in additional charges to your credit card on file, including but not limited to cleaning fees, damages, or fees associated with unauthorized guests. Your cooperation is appreciated.

Cancellation Policy- All Money paid is Non-Refundable except the security deposit.