

Rental Agreement

By booking time at a property owned or managed by Suite Harmony (Calabogie House, Trailhead Lake House, Heron Lodge), guests agree to adhere to the HOUSE RULES and RELEASE & WAIVER OF LIABILITY & INDEMNITY AGREEMENT below.

House Rules

THIRD PARTY BOOKINGS: We would love to host whoever you are booking for, but need those who make the booking to be in attendance during the stay.

BOOKING AGE: Guests over 25 years old are welcome to manage the booking. Please reach out with a special request for approval if you would like to book and are 24 years old or younger.

ADDITIONAL GUESTS: We require the number of expected guests at the time of booking. For safety reasons, please notify us if your guest count changes.

EARLY CHECK-IN/ LATE CHECK-OUT: Might be permitted when requested in advance if schedules allow.

PET POLICY: No pets allowed. When evidence of pets is found on the property, guests forfeit their deposit, and are charged for any additional cleaning.

NO SMOKING: No smoking of any kind is permitted indoors, in or around the pool or hot tub, or within 15 feet of the house. To reduce the risk of fire, and to maintain the appearance of the property, smoking debris must be removed from the grounds. Butts or other evidence of smoking will result deposit forfeiture, and charges for any additional cleaning.

PARTIES & EVENTS: Notify the owners in advance of parties and events to obtain approval. When hosting events, all house rules apply, including those related to conduct, noise and guest count. Calabogie House has a dedicated event space and encourages gatherings when notified in advance.

NOISE: Guests at all Suite Harmony properties are bound by the noise by-laws in their township.

While Trailhead Lake House and Heron Lodge offer much privacy, there are other cottages nearby. Please keep outdoor noise to a respectful level. Quiet hours are between the hours

of 2100 hours of one day and 0600 hours of the next day. The houses are equipped with Minut noise monitoring.

Calabogie House offers more flexibility for noise levels, as it sits on 90 acres.

SEPTIC: The houses are on a septic system. The septic system is very effective; however, it will clog up if improper material is flushed. Flush only toilet paper and natural waste. Please do not flush feminine hygiene products, wipes, paper towels, tissues, etc. not even "flushable" items.

SECURITY: Security is super important to us, our guests, and our neighbours.

Do not share your door access code outside of your guest group.

There are outdoor surveillance cameras on site for your safety and security. The surveillance cameras do not record sound.

Trailhead Lake House and Heron Lodge are equipped with Minut to monitor noise levels and safety issues like smoke on the premises. Minut does not record sound or video.

Do not tamper with, obstruct, or remove security items.

NATURE: Suite Harmony properties are situated in a natural setting. If you or any of your guests are uncomfortable with natural creatures, this area is not the right choice for you. You will not be reimbursed for issues involving natural creatures, spiderwebs, slug trails, birds etc. We also ask that all guests respect nature by not leaving trash on the grounds or feeding wildlife.

SAUNA

To ensure your safety, and to keep the sauna in good condition:

- Only use tap water, to create steam. No pool or hot tub water, as the chlorine can damage your health and the sauna
- Drink water before entering, and after exiting the sauna
- Unsupervised use by children is prohibited
- Do not touch the heater
- No smoking while inside the sauna
- No exercise inside the sauna
- It is recommended that you remove your phone, watch and other electronics before

entering

- Drinking alcohol before or during your time in the sauna can create health risks
- Seek approval from your doctor before using the sauna if you're pregnant or have heart concerns
- Only remain in the hot sauna for 10-15 minutes

HOT TUB & POOL

To ensure your safety, and to keep the hot tub and pool in good condition, please:

- Shower with soap and water before you come in.
- Enter slowly (don't jump or dive).
- Keep glass away from the hot tub and pool. Use plastic glasses provided.
- Do not eat in the hot tub or pool.
- Only enter the hot tub if the temperature is under 104°F.
- Limit your soak in the hot tub to 15 minutes, and cool off before re-entry.
- Those with heart disease, diabetes, high or low blood pressure, any serious illness, or pregnancy should consult their doctor before entering the hot tub.
- Replace hot tub cover after each use.
- Do not sit or lie down on pool cover or hot tub cover.
- Turn off high jets on hot tub after use.
- Do not add anything to the water (e.g.; soaps, oils or bubble bath)
- Do not smoke in the hot tub or pool

AMENITIES and SAFETY: Use of all amenities, including but not limited to kayaks, dock, lake, pool, hot tub, fire pit, fireplace, and sauna carry risk that may result in serious injury or death. Unsupervised use by children is prohibited.

LAKE SAFETY:

- All persons must wear life vests when in or around the lake.
- The shoreline, and area surrounding the dock is shallow. Do not dive into the lake, as this may result in serious injury or death.

- Never use the lake (including dock, kayak, other watercraft, fire pit) while under the influence of drugs or alcohol.

- Use of the lake (including dock, kayak, other watercraft, fire pit) carries risk that may result in serious injury or death. Unsupervised use by children is prohibited.

- Follow all house rules throughout visit, including when in and around the lake.

NO TAPE, GLITTER or CONFETTI: Glitter and confetti are very difficult to clean up. Please do not tape things to our walls as the paint peels off the walls when trying to remove the tape. Please use white sticky putty instead.

SHORT TERM RENTAL VS. HOTEL: You'll be staying in our home - filled with necessities to ensure a comfortable stay. Unlike a hotel, we ask that you keep our home tidy and in good condition. Kindly notify us of anything that has been damaged or broken during your stay.

ROAD CONDITIONS: No refunds will be given for storms or road conditions. Roads can be curvy and steep. Gravel drives are well maintained; however, we highly recommend four-wheel drive during the snow months.

INFANTS AND CHILDREN: Infants and children of all ages are welcome. Note that equipment and safety items such as stair gates, child-proof locks, cribs, high chairs, etc. are not provided. Guests are to bring their own equipment as required.

CODE OF CONDUCT: Inappropriate conduct includes and is not limited to violence, verbal or physical abuse, violating any part of this agreement, loud music or noise that disturbs others, unauthorized services, programs or gatherings. Those non-compliant with conduct will be dismissed without refund.

Release & Waiver of Liability & Indemnity Agreement

IN CONSIDERATION for being permitted to enter the property for vacation rental or any other purpose, the booking party, herein referred to as the "undersigned", for themselves, guests, and invitees, acknowledge, agree, and represent that they have or will immediately upon entering, and will continuously thereafter, thoroughly inspect the property for safety. Their continued presence constitutes an acknowledgement that they have inspected house, deck and entire property and finds and accepts such areas as being safe and reasonably suited for their use, and they further agree and warrant that if, at any time, they feel anything to be unsafe, they and all guests will immediately leave the area and advise appropriate persons.

THE UNDERSIGNED hereby RELEASES, WAIVES, DISCHARGES AND COVENANTS NOT TO SUE Suite Harmony (2831675 Ontario Inc.) personally or as company or corporate

representatives, their members, managers, operators, officials, officers, directors, employees, owners and lessees of the premises, all for the purposes herein referred to as "releasees", from all liability to the undersigned, guests, representatives, assigns, heirs and next of kin for any and all loss or damage, and any claim or demand thereof on account of INJURY to the person(s) or property or resulting in DEATH of the undersigned or guests, whether caused by negligence of the releasees or otherwise while in or upon the area.

THE UNDERSIGNED hereby AGREES TO INDEMNIFY AND SAVE AND HOLD HARMLESS the releasees and each of them from any loss, liability, damage, or cost they may occur due to their presence in or upon the area and whether caused by the negligence of the releasees or otherwise.

WARNING: Use of all amenities, including but not limited to kayaks, dock, lake, pool, hot tub, fire pit, fireplace, and sauna carry risk that may result in serious injury or death. Unsupervised use by children is prohibited. All persons must wear life vests when in or around the lake. Never use a canoe, kayak, dock, lake, pool, hot tub, sauna, fire pit, fireplace, or sauna while under the influence of drugs or alcohol. Follow all house rules when using amenities

DO NOT WALK ON HOT TUB or POOL COVER as it will collapse. Supervise children at all times to decrease risk of injury or drowning.

THE UNDERSIGNED hereby ASSUMES FULL RESPONSIBILITY FOR RISK OF BODILY INJURY, DEATH OR PROPERTY DAMAGE due to the negligence of the releasees or otherwise while in or upon area.

THE UNDERSIGNED hereby certifies that they and guests have adequate insurance to cover any injury, illness or damage that may be caused or suffered while in or upon area, or else agrees to bear the costs of such damage or injury. The undersigned further that they have no medical conditions which would interfere with use of hot tub, swimming, canoeing, hiking, climbing stairs, etc. or else assume and bear the costs of all risks that may be created, directly or indirectly, by any such condition and expressly acknowledges such physical activities are dangerous and involve the risk of serious injury and/or death and/or property damage. The undersigned further expressly agrees that the foregoing release, waiver and indemnity agreement is intended to be as broad and inclusive as is permitted by law and that if any provision is held invalid, it is agreed that the balance shall, notwithstanding, continue in full legal force and effect.

Any dispute, controversy or claim arising out of or related to this Agreement or the interpretation of this Agreement shall be settled by arbitration in accordance to Canadian law, except to the extent modified below. The place of arbitration shall be Ottawa, Canada.

Suite Harmony reserves the right to change these Terms and House Rules at any time, at its sole discretion, without notice. We therefore strongly recommend checking the Terms and House Rules on a regular basis.

THE UNDERSIGNED HAS READ, UNDERSTANDS THE RISKS, AND VOLUNTARILY AGREES TO THE RELEASE AND WAIVER OF LIABILITY AND INDEMNITY AGREEMENT, and further agrees that no oral representations, statements, or inducements apart from the foregoing written agreement have been made.

By booking a Suite Harmony property, guests agree to adhere to the terms and conditions listed above.