

Thank you for choosing our home. We hope you have a pleasant visit.

The Red Roost Cabin is located at:

2 Buck Knob Island
636 Old Glenville School Road
Glenville, North Carolina 28736
House Phone (828) 743-7051

Directions:

The easiest way to get here is to follow the directions to Innisfree Victorian Inn.

Innisfree Victorian Inn

108 Innisfree Dr.

Glenville, NC 28736

When making the final turn from Highway 107 onto Glenville School Road, keep going straight until you get to the gated community for "Buck Knob." The gate code is 2010. You will see covered parking ahead on the left. Please park under the "Canouse" sign or any vacant space without a name. The dock is across from the covered parking and the care taker will help you across the lake to the island.

Please contact Danny Mullins at (828) 577-2153 to make arrangements for your arrival.

Rental Rules*

CHECK-IN TIME – Guests may check in any time after 3:00 p.m. Please specify estimated check-in time at least 7 days prior to arrival. Arrangements will be made for someone to transport your party to the island.

CHECK-OUT TIME – Guests are requested to check out no later than 11:00 a.m. Please specify estimated check-out time at least 3 days prior to departure. Arrangements will be made for someone to transport your party from the island.

This is a NON SMOKING unit.

PETS are permitted in rental units **ONLY** with prior approval. A pet fee of \$100-\$200 applies. Pet owners are responsible for cleaning up any/all pet refuse. Pets are not allowed on furniture at any time. Any evidence of pets on furniture may incur extra cleaning fees or forfeiture of all or part of deposit. All pets must be up-to-date on rabies vaccinations and all other vaccinations. Heartworm prevention is highly recommended. All pets are to be treated with Advantage or similar topical flea and tick repellent three (3) days prior to arrival. Fleas and ticks are very rampant in this area and can cause harmful/fatal illness to humans and pets. All items above are the sole responsibility of the pet owner. The cabin owners assume no responsibility for illness or injury that humans or pets may incur while on the premises.

DAMAGE/RESERVATION DEPOSIT - A reservation deposit of \$500 is required. This must be received within ten days (10 days) of booking the reservation. The deposit automatically converts to a security/damage deposit upon arrival. The deposit is **NOT** applied toward rent; however, it is fully refundable within (21) days of departure, provided the following provisions are met.

- No damage is done to unit or its contents, beyond normal wear and tear.
- No charges are incurred due to contraband, pets or collection of rents or services rendered during the stay.
- All charges accrued during the stay are paid prior to departure.
- No household items are lost or damaged.
- The renter is not evicted by the owner (or representative of the owner) or the local law enforcement

PAYMENT – An advance payment equal to 50% of the rental rate and 100% of the cleaning fee is required 30 days before arrival. Please make payments via personal checks payable to Mr. Joseph Canouse. The **BALANCE OF RENT** is due fourteen (14) days before the arrival date.

CANCELLATIONS - A thirty (30) day notice is required for cancellation. Cancellations that are made more than thirty (30) days prior to the arrival date will incur no penalty. Cancellations or changes that result in a shortened stay, that are made within 30 days of the arrival date, forfeit the full advance payment, not including the security deposit. Cancellation or early departure does not warrant any refund of rent.

MONTHLY RESERVATION CANCELLATIONS – Monthly renters must cancel one hundred twenty (120) days prior to check-in. Monthly renters who make a change that results in a shortened stay must be made at least ninety (90) days prior to check-in.

MAXIMUM OCCUPANCY – The maximum number of guests is limited to ten (10) persons. An additional charge of \$10.00 per person per night for guests in addition to ten (10) will be assessed.

MINIMUM STAY – This property requires a three (3) night minimum stay. Longer minimum stays may be required during holiday periods. If a rental is taken for less than three days, the guest will be charged the three-night rate.

INCLUSIVE FEES – Rates include a one-time linen & towel setup. High speed internet access and long-distance phone charges are included. However, please keep long distance phone calls to a minimum. Long distance phone charges in excess of \$3 per day will be deducted from the security deposit. Most cell phones do not work on the island.

NON-INCLUSIVE FEES – The house is on an island and one round-trip boat service is included with the minimum 3 night stay. Additional trips to and from the mainland are subject to a nominal fee of \$25 each way and are based on the availability of the caretaker. Please be sure to notify the caretaker of expected trips as early as possible to ensure availability.

NO DAILY HOUSEKEEPING SERVICE – While linens and bath towels are included in the unit, daily maid service is not included in the rental rate. However, maid service is available at an additional rate of \$150 per cleaning. We do not permit bath towels or linens to be taken from the units, but we provide beach towels for your use on the dock or boat.

RATE CHANGES – Rates subject to change without notice.

FALSIFIED RESERVATIONS – Any reservation obtained under false pretense will be subject to forfeiture of advance payment, deposit and/or rental money, and the party will not be permitted to check in.

WRITTEN EXCEPTIONS – Any exceptions to the above mentioned policies must be approved in writing in advance.

PARKING – Covered parking is available in a gated community across the island.

FIREPLACES – There is an indoor and outdoor fireplace. Firewood is provided at no additional charge. Please do not throw any combustible materials in the fireplace. Fireplaces are operational all year.

WATER – The water is safe to drink and is preferred by most to bottled water.

The home is privately owned; the owners are not responsible for any accidents, injuries or illness that occurs while on the premises or its facilities. The Homeowners are not responsible for the loss of personal belongings or valuables of the guest. By accepting this reservation, it is agreed that all guests are expressly assuming the risk of any harm arising from their use of the premises or others whom they invite to use the premise.

Phone Numbers:

Danny Mullins (Personal Caretaker)
(828) 577-2153

Bob (Buck Knob Island Caretaker)
Only for Emergencies
(828) 226-7362

Joseph Canouse (Owner)
(404) 444-7855

Aron Canouse (Owner)
(404) 434-1583