



WELCOME!
to
Cedar Haven Lodge

Physical Address: 234909 E. County Road 44, Waynoka, Oklahoma 73860

Mailing Address: GMO, 101 South Tennessee Ave, Cherokee, OK 73728

E-Mail: glossmtn@aol.com

580-884-1305

Dear Guests,

Cedar Haven Lodge was designed to provide a gathering place for our family to celebrate and reconnect.

Our family extends an invitation for you to enjoy Cedar Haven Lodge and Newton Ranch for the same reasons.

Please treat the lodge and premises with respect and care so those who stay here after you can have a beautiful lodge and ranch for their unique experience.

The contract, policies and cautions are for your safety and the protection of our custom log home and ranch.

Thank you!!

Gloss Mountain Outfitters operates Cedar Haven Lodge, which is located on the Newton Ranch. GMO is an Agritourism Business and is protected by the Oklahoma Agritourism Liability Act. A summary for your information is as follows:

WARNING

Under Oklahoma law there is no liability for an injury to or death of a participant in an agritourism activity conducted at this agritourism location if such injury or death results from the inherent risks of the agritourism activity.

Inherent risks of agritourism activities includes, among others, risks of injury inherent to land, equipment, and animals as well as the potential for you to act in a negligent manner that may contribute to your injury or death. You are assuming the risk of participating in this agritourism activity.(2.0.S. 5

Cedar Haven Lodge Contract

Physical Address: 234909 E. County Road 44, Waynoka, Oklahoma 73860

Mailing Address: GMO, 101 South Tennessee Ave, Cherokee, OK 73728

E-Mail: glossmtn@gmail.com **580-884-1305**

I, _____, have read and understand the rental fees, reservation and cancellation policies, security deposit authorization, and policies of Cedar Haven Lodge. I have also read and understand the Agritourism Liability Law as it applies to an agritourism business (located on Page 2) There are 11 pages that comprise this document.

I accept the responsibility of informing all persons in my party of the information and caution in the document and ensuring that they are compliant.

I agree to allow any charges incurred for damage, misuse, or cleaning or otherwise to be charged to my credit card. **See Policies.**

I understand that any defacing or damage to the property may result in legal action in addition to financial reimbursement for the actual cost to repair damages. **See Policies.**

No alcoholic beverages, firearms, knives, weapons of any kind are allowed in the lodge or on the premises **without prior approval. See Policies. Fireworks are never allowed.**

Check-in: 2:00pm Checkout: 4:00 pm

Fees:

_____ Complete Lodge \$450/night – 2 night minimum (8 guests)

_____ Basement Only/night \$150.00 – 2 night minimum (4 guests)

_____ Main Floor and Loft Only/night \$300 – 2 night minimum (4 guests)

_____ \$15/guest for each additional guest

_____ Pet Deposit (\$50 non-refundable)

_____ Cleaning Fees: \$25/hour if Cleaning Policy not followed

_____ **Custom Package – Call for Pricing**

Name

Date

Gate Code: _____ **Door Code:** _____

Reservation Policy

Reservations made 0 – 60 days prior to check-in are to pay the full amount due at the time the reservation is made.

Reservations made 61 days or more prior to check-in require a 50% deposit of the total amount due to confirm the reservation. The remaining balance is due two weeks prior to check-in.

Cancellation Policy

If the reservation is canceled 60 days or more prior to the check-in date a 15% administrative fee of the total amount due is retained and the balance refunded.

If the reservation is canceled 21 – 59 days prior to the check-in date a 30% administrative fee of the total amount due is retained and the balance refunded.

If the reservation is canceled 7 - 20 days prior to the check-in date a 50% administrative fee of the total amount due is retained and the balance refunded.

If the reservation is canceled 3 - 6 days prior to the check-in date a 60% administrative fee of the total amount due is retained and the balance refunded.

If the reservation is canceled 0 - 2 days prior to the check-in date there is no refund.

Security Deposit Authorization:

Cardholder Name: _____

Credit Card #: _____ CCV: _____ Exp. Date: _____

Type of Card: _____ Billing Zip Code: _____

By providing my credit card information I am authorizing Cedar Haven Lodge to process the above credit card for full payment of reservation fees, damages and any other fees incurred due to policies not adhered to in association with renting Cedar Haven Lodge and premises.

Signature of Cardholder Date: _____

Address City State Zip Code

Cleaning Policy

We can provide cleaning and housekeeping services for an additional charge at the rate of \$25/hour. If you don't choose this option you will need to do the following:

- Sack all trash in the bags provided for you – leave in the utility room or outdoor receptacles
- Floors swept
- Dishes and utensils cleaned and put up
- Appliances clean
- Leftover food properly disposed of (there is no garbage disposal)
- Bedding and towels removed and placed in utility room
- Carpet stains removed
- Outside trash picked up and bagged
- All animal waste disposed of properly (horse, dog, cat, other)
- All cleaning supplies are supplied for you as we prefer biodegradable products!

Damage Policy

Cedar Haven Lodge is a custom log home. We ask that you treat the lodge with the utmost respect and care.

Damages may be assessed:

- For defacing or damage or loss to the lodge
- For damage or loss to any of the equipment and furnishings
- Policies set forth in this agreement that were not adhered to.
- Damage to land or grass
- Damage to wildlife or livestock
- Damage (staining or breakage or removal) to household and/or rental items.
- Any other damage
- Damage fees will be assessed and charged to the credit card on file.
- Fees will be the actual cost of the repair or replacement.
- Legal action may be taken in addition to financial reimbursement

Examples of Damage (not inclusive)

Water: You must NOT leave running water unattended - in the house or at any of the outdoor hydrants!

Driving on the Roads:

Do keep all vehicle traffic on the rock roads. When parking your vehicle park to the side of the road so other vehicles have room to pass.

Don't drive on the grass around the lodge. This will prevent damage to the underground cistern and septic tank. Driving over them can cause them to cave in. The cost to replace a septic tank or cistern is up to five thousand dollars.

The cistern is located by the outside water hydrant and is marked with reflectors.

The septic tank is directly in front of the porch on the basement level.

The roads on Newton Ranch are rugged. Some can be accessed only with a 4 wheel drive vehicle.

Damage to Lodge:!

Damage from tape or staples

Deep scratches, chips, etc.

Water rings

Damage to paint, walls, doors

Damage due to fire, firearms, other weapons, fireworks

Linens damaged – if only one sheet is damaged, the entire set must be replaced, therefore the fee would be for a complete set

Improper disposal of waste

Food: There is no garbage disposal. Food waste must be placed in an outdoor waste receptacle.

All Feminine products must be disposed of in a waste receptacle.

Damage to Land: Trash not in a waste receptacle

Driving off of the roads

Using non-biodegradable products

Cigarette butts not in a waste receptacle

Decorating Policy

The wood in Cedar Haven Lodge is beautiful, but requires extra care

Do use raffia, twine or other non-abrasive, non-sticky products to secure decorations.

Don't Use tape, staples, nails, duct tape etc. on any surface of the cabin inside or outside.

Don't hang trash bags or any item with weight from door handles or cabinet knobs.

If moving chairs or other small pieces pick them up – don't push or scoot.

Use of Fire Policy

- **Ask in advance, so we can show you the location of fire rings, firewood, etc.**
- **No Fire if a burn ban has been issued or relative humidity is below 50%.**
- **No Fire if wind speeds exceed 10 mph.**
- **Outdoor Fires are permitted in established fire rings only.**
- **Wood Stove – Ask for instructions.**

Alcohol Policy

*Alcohol on the premises is not allowed without prior approval.

* If approved a \$500 deposit is required. This is fully refundable if there is no damage.

- *No glass bottles
- *No kegs
- *We do not provide alcoholic beverages or bartending services
- *No underage drinking
- *No excessive Drinking
- *All responsibility for alcoholic beverage consumption rests with person(s) signing this contract
- *Alcoholic consumption is discouraged due to the country roads that must be traveled when guests leave.
- *Designated drivers are the responsibility of the person(s) signing this contract.



Illegal Drug Policy

If you have them, leave them at home.

Cigarette/Cigar Policy/Chewing Tobacco

Do put your cigarette butts in the provided receptacles. Failure to do so will result in a damage fee.

Pet Policy

- *Indoor pets require a \$50 deposit/pet. This is non-refundable.
- *When guests are not with the pet, the pet must be kenneled.
- *Guests are responsible for removing any pet hair from furniture.
- *Any damage (scratches/tears on doors, furniture, floors, urine stains, etc.) will result in a damage fee equal to the cost of repairing the damage.

****Guests are responsible for cleaning up any outside pet waste and disposing of it in a proper bag in the outdoor waste receptacle.***

Helpful Info. for your stay at Cedar Haven Lodge

Your Comfort

Wear appropriate clothing for the season and appropriate boots/shoes for outdoor use.

Use sunscreen and insect repellent.

If you require medications or an asthma inhaler keep them accessible.

Cedar Haven Lodge is fully equipped with linens, bedding, towels. Please do not use our linens, bedding, towels, etc. for anything other than their intended use at Cedar Haven Lodge.

Bathroom Necessities

Do use our biodegradable shampoo, conditioner, body wash, hand soap, etc. If you choose to bring your own we require it to be biodegradable.

All Feminine products must be disposed of in a waste receptacle

Thermostat/Ceiling Fans

The thermostat is located on the main floor at the top of the stairs to the basement. Please leave it at 70 degrees.

The remote controls for the main floor ceiling fans are located in the cabinet under the TV. The remote control for the loft ceiling fan is in the loft.

Medical Emergencies and First Aid



Phone numbers, directions, hospital telephone numbers are on the emergency form on the dryer in the utility room by the kitchen on the main floor. The same information is also in the Forms Section of this binder.

The First Aid kit is located in the utility room on the main floor in the upper cabinet closest to the utility room door.



Fire extinguishers are located in the utility room on the main floor, by the front door on the main floor and by the front door at the basement level.

Fire Alarms

Fire alarms are to signal all occupants to evacuate. Leave the lodge immediately through the closest exit if you hear the fire alarm. Exit signs and emergency lighting will help you. When a safe distance call 911.

Phone Service

There is cell phone service but no land line. The cell phone boosters are located on the west walls on the main floor and basement level. You may get a better signal if you are close to the booster.

Internet service: Request the wireless router available at n/c in advance.

Name: Franklin Password: 12345



Water

Do use the water responsibly. ***If you turn on a faucet and there is no water - call us!!!***

We use rural water and should never run out of water. However due to our remote location pumps are used to fill cisterns with purified water. If a pump is not working properly you may be out of water temporarily, but it is best to call 580-884-1305 immediately.

Caring for the Furniture and Floors

Do use coasters to put your drinks on. This will prevent water rings and keep our beautiful wood undamaged.

Do pick up any furniture, chair, etc. to move it. Do not drag. Thanks

Do use care when opening doors. They have door stops and if the wind catches the door or the door is pushed too hard the wood trim is damaged.

Do use the poly tables for craft, sewing or other projects. The supplies used for these and similar activities cause scratches/gouges.



- Don't** use tape, staples, nails, duct tape etc. on any surface of the cabin inside or outside.
- Don't** wear shoes with rocks embedded in the soles or sand dune shoes inside the lodge
- Don't** wear shoes with spikes of any kind in Cedar Haven Lodge.
- Don't** hang trash bags or any item with weight from door handles or cabinet knobs.

We will fix the damage, but we would rather there were no damage!



Household Info.

Kitchen- There is no garbage disposal.

Do put food scraps in a throw away container and put in the trash cans. If you can pick it up with your fingers it is too large to go into the septic tank. Especially, do not discard greasy product in the sink.

Food containers, plastic wrap and foil are located in the upper drawer next to the washer in the utility room on the main floor.

Please insure that you do not inadvertently pack our utensils, cookware, etc. when you leave. There is a Kitchen Checklist in the Forms section to help you know what stays.

Cleaning Products are located under the kitchen sink on the main floor and under the sink in the basement. The laundry soap and additional cleaning products are in the upper cabinets by the dryer.

Trash bags are under the kitchen sink on the main floor and in the lower drawer by the washer in the utility room on the main floor.

Rags are located in the drawer closest to the utility room door on the main floor and on top of the freezer in the basement. These rags can be used and thrown away if needed.

Additional paper towels and toilet paper or located in the closet on the bedroom on the main floor and in the flour bin in the basement.

Fishing

Bring your own fishing poles/bait and fishing license.

Terraces



Please don't walk on the terraces! They are not a shortcut!!

Know the Risks of the Great Outdoors

Outdoor activities in a ranch environment are potentially hazardous

The owners and operators of this facility have no control over natural hazards, creatures, or conduct of others.

Hazards include but *are not limited to* falling rock, falling trees, wildlife, livestock and other animals, trail erosion, holes, soft soil, and trespassers.

Don't approach any of the cattle or wildlife on the premises.

The wildlife is for your visual enjoyment. Please do not throw rocks at them, feed them, chase them, catch them, bite them – they might do the same to you! Just watch them! You may see the following:

Lizards, Turkeys, Snakes, Porcupines, Beaver, Raccoon, Squirrels, Birds (Quail, Geese, Herons and more), Deer, Bobcats, Mountain Lions, Wild Pigs.

The colorful “Collared Lizard” is the Oklahoma state lizard and is protected by law. There are couples living in the rocks around the cabin. Please do not disturb them or harm their environment!



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Don't hang trash bags or any item with weight from door handles or cabinet knobs.

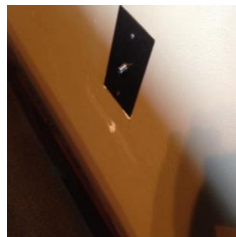
Our staff will move large pieces of furniture for you. Some pieces are not able to be moved.

If moving chairs or other small pieces pick them up – don't push or scoot.



The uniform light area is where tape removed the finished. Oops!

The futon must be pulled 12 inches from the wall before you open it to be a bed. If you don't get it far away enough the wall is damaged.



Hmm – sheetrock walls yield to pressure! And wood even yields to pressure!



The Red Barn and Other Ranch Stuff

Please treat the barn and our equipment as our personal property that is not to be disturbed. This is for your safety!!! Pesky critters like to live in the barn, rock piles, wood piles, and under stuff that doesn't get moved very often.

If you are in dire need of something so important that the world will end if you don't get it - Call the emergency numbers and ask if we have it.:)

Photography Release Form

I hereby authorize Gloss Mountain Outfitters, LLC, aka Cedar Haven Lodge or Newton Ranch hereafter referred to as "Company," to publish photographs taken of me, my event, and my name and likeness, for use in the Company's print, online and video-based marketing materials, as well as other Company publications.

I hereby release and hold harmless Company from any reasonable expectation of privacy or confidentiality associated with the images specified above.

I further acknowledge that my participation is voluntary and that I will not receive financial compensation of any type associated with the taking or publication of these photographs or participation in company marketing materials or other Company publications. I acknowledge and agree that publication of said photos confers no rights of ownership or royalties whatsoever.

I hereby release Company, its contractors, its employees, and any third parties involved in the creation or publication of marketing materials, from liability for any claims by me or any third party in connection with my participation.

Authorization

Printed Name: _____

Signature: _____ Date: _____

Street Address: _____

City: _____ State: _____ Zip: _____

Medical Emergencies

You are at Cedar Haven Lodge on the Newton Ranch

Poison Control Center: 1-800-222-1222

First Aid Kit (orange case) is located in Utility Room Upper Cabinet – closest to the door

GPS Coordinates are: 36.376155, -98.820114

Call: 911

Depending on which tower picks up your signal you will be routed to
Waynoka EMT

Additional #'s: 580-824-2261 or after 5:00 pm. 580-824-2061

Or

Major Co. Sheriff's Dept.

Additional #: 580-227-4471

Directions to Main Gate

From Orienta – Intersection of HWY 412 and HWY 60

19.7 miles West on HWY 412 to NS236

Go South – 1.5 miles to EW43

Turn West – go $\frac{3}{4}$ miles

Turn South – we are at end of Dead End
travel 1.4 miles to main gate

From Bouse Junction – Int. of HWY 412 and HWY 281

5 miles East on HWY 412 to NS 235

Turn South, go 1.5 miles to EW43

Turn West – go $\frac{3}{4}$ mile

Turn South – we are at end of Dead End
travel 1.4 miles to main gate

Hospitals

Integris Bass Baptist Health Center 580-548-1120 600 S. Monroe St, Enid, OK 1 hr drive

St. Mary's Hospital 580-249-3001 305 S. 5th St. Enid, OK 1 hr. drive

Share Medical Center 580-327-2800 800 Share Drive, Alva, OK - 1 hr drive.

Woodward Regional Hospital 580-256-5511 900 17th St, Woodward, OK 40 min drive

Fairview Hospital 580-227-3721 – 40 min drive 523 East State Road, Fairview, OK

Seiling Municipal Hospital 580-922-7361 NE Hwy 60, Seiling, OK 40 min drive

Great Salt Plains Health Center 580-596-2800 400 S. Ohio, Cherokee, OK 1 hr 15 min
drive

Household Emergencies

Jacque. Newton 580-884-1305

Carl Newton 580-884-0869

Chuck Green **580-596-3573**
580-829-3002