

**Hill Farm Homeowners Association**  
**Farmhouse Bedroom Rental Agreement** (*revised 01-01-2023*)

**AVAILABILITY, RATES & PAYMENT**

1. Bedrooms are available for rent by Hill Farm homeowners in good standing (i.e., homeowners must be current in the payment all assessments imposed by the Association, and any other sums which are due to the Association) on a first-come reservations basis. Check-in time is 3:00 p.m., check-out time is 12 noon. Tenants of Hill Farm homeowners may also rent bedrooms. Tenants will assume all obligations of a renting homeowner as stated in this Agreement.
2. **Room Rates**
  - Bedroom #1 — \$70/night furnished with 2 twin beds
  - Bedroom #2 — \$80/night furnished with 1 queen bed
  - Bedrooms #1 & #2 together — \$120/night  
*Bedrooms 1 and 2 are connected by full bath (shower over tub) which makes this "suite" very convenient for up to four people. To ensure privacy, when only one room is rented, the other is not rented to an unrelated party.*
  - Bedroom #3 — \$80/night. A spacious room furnished with 1 king bed, includes dressing room and private bath with shower (no tub) and screened-in porch.
  - Kitchen Privileges: \$30 for a period up to 5 consecutive days for the use of the kitchen for snacks, coffee, etc.
3. **Whole House Rental** —The whole Farmhouse with the three bedrooms may be rented for \$260/night. If you are renting just bedroom(s), please adjust the thermostat in the bedroom hallway only.
4. A security deposit of \$150 payable to the Hill Farm HOA is required at the time of reservation. Reservations cannot be secured until the deposit check is received. This check will be returned to the renting homeowner or shredded after the Farmhouse is checked for any damage. Any violations of rental agreement terms or Farmhouse Rental Policy may result in forfeiture of security deposit.
5. Cancellation Policy: cancellations less than two weeks prior to reservation date will result in forfeiture of 50% of deposit; cancellations of less than one week prior to reservation date will forfeit 100% of deposit.
6. Reservations will not be accepted more than three months in advance without a \$200 deposit.
7. The same homeowner may not reserve time over Thanksgiving week or Christmas week two years in a row.
8. Accepting reservations during Thanksgiving week or Christmas week will be at the discretion of the Farmhouse Manager in consultation with other FH committee members and the Board.
9. A minimum of 24 hours between rentals may be enforced as needed due to the challenges of post-rental housekeeping and management's need to inspect after each rental (and associated clean-up).
10. Keys will be delivered to your mailbox, usually the afternoon before the rental begins.
11. Lost keys may result in charges to the homeowner for changing locks and replacing keys.
12. Homeowners' or tenants' personal checks are the only forms of payment accepted for the security deposit and rental fee. No third-party checks, cash, or credit cards are accepted. Please make out checks to Hill Farm HOA.
13. Wi-Fi is provided as an amenity; if it is not functioning, there is no refund.

**HOUSE RULES**

14. During the rental period, the host homeowner is responsible for the safekeeping of the Farmhouse rooms and furnishings, and compliance with all rules and posted signs.
15. The host homeowner is responsible for all housekeeping and clean-up, including laundering and replacing the sheets and towels within 24 hours of check out. There are other sheets available should you need additional time for laundering. A cleaning checklist will be provided.
16. Use of the kitchen, living room, and/or dining room is not included in the rental of one or more bedrooms. Kitchen privileges are available at extra cost. Please adjust the thermostat to save energy when departing the kitchen. (see above under 2. Room Rates)
17. The living room and other spaces not included in the rental may not be used for additional overnight guests.
18. Kitchen and other breakages or damage must be reported and paid for.
19. Food or open containers must not be left in the bedrooms or bathrooms. Such items are an invitation for ants, field mice, and cockroaches.
20. Designated parking is in the guest lot immediately west of the pool area. Parking permits will be issued when the key(s) are distributed. Vehicles used by the occupants of the rented bedrooms must display the permit in the

windshield to distinguish their vehicles from those that may be illegally parked.

- 21. Pets, smoking, burning candles and firearms are NOT permitted anywhere in the Farmhouse or bedrooms at any time.
- 22. If occupants leave the Farmhouse temporarily during their rental, doors and windows must be closed and locked, appliances and lights turned off, and thermostats adjusted. Occupants may use the pool and spa during posted hours, using the host homeowner’s pool key. Pool towels are available in the bathrooms. To avoid being disturbed by the nightly security patrol, place the “Do Not Disturb” hanger (issued when the key(s) is distributed) on the external door(s) of your bedroom.

**CHECKOUT**

- 23. The host homeowner is responsible for compliance with the check-out list that will be issued at the time of rental. Compliance is required to obtain a full refund of the security deposit.
  - Check out time is 12:00 noon. Occupants failing to check out by that time will be charged an additional night.
  - Please return the checkout list, keys, and "Do Not Disturb" signs as instructed.

**LIABILITY WAIVER**

Owner/Resident hereby waives, releases, and forever discharges the Association and its officers, directors, agents, affiliates, successors in interest, or assignees of and from any and all damages, losses, expenses or claims of any type whatsoever arising out of, directly or indirectly, or connected with, or relating to the use or rental of the Farmhouse, the Farmhouse bedrooms, and associated Common Area amenities. Owner/Resident assumes all risks and liabilities associated with the use or rental of the Farmhouse and associated Common Area amenities, including but not limited to the risk of exposure to COVID-19 or any other illness suffered as a result of the use or rental of the Farmhouse.

**SECURITY & EMERGENCIES**

- Please make secure arrangements for cash and valuables.
- Hill Farm HOA assumes no responsibility for personal items lost or stolen from the Farmhouse or parked vehicles.
- There is no telephone in the Farmhouse, please use your cell phone for emergencies.
- The Farmhouse address is 3050 N. Hill Farm Drive

**SIGNATURE**

\_\_\_\_\_ I have read and understand the above rules and the Farmhouse Rental Policy, Resolution #19-03.  
initial

Homeowner/Tenant: \_\_\_\_\_ Address: \_\_\_\_\_

Primary Phone: \_\_\_\_\_ Alternate Phone: \_\_\_\_\_

Room(s) Rented: \_\_\_\_\_

Arrival Date: \_\_\_\_\_ Departure Date: \_\_\_\_\_ Number of Nights \_\_\_\_\_

Kitchen Privileges? Check box if yes (additional \$20)

Signature of Homeowner/Tenant: \_\_\_\_\_ Date: \_\_\_\_\_