



## Vacation Rental Good Neighbor Brochure & Agreement Fox Island Villa

We'd like to thank you for choosing to stay at The Fox Island Villa! We believe you will find this one of the most remarkable homes and properties you have ever stayed in. Please know that we have taken great care to make our home and property a place of beauty and peace. We thank you for respecting our home and for treating everything with care. We want you to relax and enjoy it and trust you will make great memories while here. Many visitors to the Puget Sound area choose to rent a home to fully enjoy their stay. Renting a home offers that "at home" feeling while giving you space to bring family and friends. An added benefit for vacation home renters is the peace that permanent residents enjoy year-round. It is an extraordinary feeling to view the beauty of nature in a quiet and safe surroundings. We hope that you, too will embrace this special sense of being close to nature and respect the quiet neighborhood with courtesy.

This brochure is intended to highlight a few ways to ensure that your stay is an enjoyable one and remind every visitor to be a good neighbor during your stay at the Fox Island Villa. This means you, too must be a good neighbor and protect your neighbor's peace and repose.

**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.

**DRIVING IN/OUT OF PROPERTY** – When approaching the area while on 14th Ave, you will see a sign for Ozette Drive pointing ahead. Please note that Ozette Drive splits both to the right and straight ahead just after this sign. You will need to turn right immediately after the sign. Our house is a two-story gray house with white trim on the right. Because of the narrow entry/exit into the driveway, we strongly advise all guests to drive slowly and use caution when parking to avoid inadvertently parking in the grass or graveled area. The graveled area contains a french drain and the weight of a vehicle may crack or cause injury to the drains underneath.

Neighbors may advise us of any parking/speeding/safety issues by our guests, and we may require you to vacate our home early, resulting in a forfeiture of your lodging fees and deposits. Please drive slowly and be a good neighbor for everyone's safety!

**PARKING** – Parking spaces are limited to three automobiles in the driveway. The garage area is locked and not available for the lessee's use. Vehicles are to be parked in an orderly and organized fashion in the driveway. Parking on the road, the grass, or the graveled area near the driveway is not permitted. Any illegally parked cars are subject to towing, and applicable fines/towing fees are the sole responsibility of the vehicle owner. Always leave proper ingress and egress for emergency vehicles. Never block another's driveway at any time for any reason.

**DECORATIONS** – Lessee may not place or affix any decorations on the Fox Island Villa in any permanent or semi-permanent manner, including but not limited to nailing, stapling, screwing or gluing the decorations on any part of the property.

**FACILITIES, GROUNDS AND PROPERTY** – Use of the grounds of The Fox Island Villa are at Lessee's sole risk. Lessee acknowledges receipt of the attached Vacation Rental Good Neighbor Brochure & Agreement, and agrees to comply with the same at Lessee's sole risk. Lessee further indemnifies and holds harmless Lessor, and each of its members, partners, successors, heirs, representatives, executors and administrators from any and all claims, remedies, actions, liabilities, responsibilities, obligations, and causes of action at law or in equity, known or unknown, matured or unmatured, related to Lessee's use of the Fox Island Villa or its facilities, grounds and property.



**LIQUOR**– Lessee shall not serve liquor or cause to be served liquor to anyone who is underage or otherwise incapacitated or who is intoxicated in excess of applicable law.

**PETS** – No pets are allowed at The Fox Island Villa, except only as permitted by law. A \$150 per night fee will be assessed for violations of this policy.

**TRASH/RECYCLING** –An ample supply of trash bags can be found underneath the kitchen sink and in the butler’s pantry. The trash cans in the kitchen and game room are labeled for recycling and other waste. Please note that at this time, we are unable to recycle glass. There are separate receptacles for recycling and waste out on 14th Street near the mailboxes. Please be sure to place your trash and recycling in the proper receptacles labeled with our address on them. Trash pickup is every Friday, and recycling pickup is every other Friday. Excess trash that doesn’t fit in the cans can be placed into a large black trash bag on the street. There is a limit of four extra bags.

**WILDLIFE** – Please note there is wildlife all around the area. Occasionally, deer, bear, coyote, or raccoon may pass through the property. Care must be taken to ensure small children are never allowed outside unattended. Please do not leave food outside overnight; do not dump any food scraps, meat drippings, or grease anywhere outside where it may attract wild animals. Also, clean BBQs as you are able to prevent animals from wandering in.

**SEPTIC SYSTEM** – The Fox Island Villa is on a private septic system. Nothing other than human waste and toilet paper may be flushed down the toilet or put down the sink drains. No feminine products may be flushed at any time. The lessor reserves the right to install temporary portable restrooms.

**GARBAGE DISPOSAL** – Please limit the use of the waste disposal system as it is designed for easily biodegradable food scraps. Prohibited items: fruit pits and peels, stringy or tough-skinned vegetables (celery, corn husks, potato peel, and artichokes), onion skins, eggshells, pasta, rice, and oats (they expand in water and can clog the pipes), nuts, meat, bones, coffee grounds, potting soil, fats, oils, and greases (including dairy), and non-food items like plastic, paper towels, and twist ties as they will not decompose inside the septic system.

**KITCHEN** – The kitchen is to be used by overnight lessees to prepare meals solely for themselves. The pantry and spice cabinet have been stocked with basic staples for your convenience. Please be sure to replenish any items that are used up as a courtesy to the next guests.

**FURNITURE/FIXTURES** – Lessee or Lessee’s guests may not move any furniture or fixtures in the Fox Island Villa. If Lessee desires to move furniture, Lessee must contact the owners, who will make arrangements for the furniture to be moved at Lessee’s sole expense.

**MUSICAL INSTRUMENTS** - The piano and guitar may only be used with the permission of the owners, which may be withheld at our discretion. Any repairs necessary due to damage to the musical instruments which is caused by the Lessee or their visitors will be deducted from the security deposit.

**OPEN FLAMES/FIREWORKS/FIREARMS** – The Fox Island Villa is equipped with propane fireplaces and fire pits. No open flames, candles, tiki torches, campfires, or the like are allowed. No fireworks, firearms, or other weapons are allowed.



**SMOKING/VAPING** – No smoking or vaping is permitted within the facilities of the Fox Island Villa at any time. This includes but is not limited to, the entire inside of the house as well as the exterior of the house. Should you choose to violate the no smoking/vaping policy, a \$1,000 fine will be assessed.

**NOISE/MUSIC/PUBLIC OR PRIVATE NUISANCE** - Please do not play loud music, create noise that can be heard at the property line, or engage in disorderly conduct. Consider how you would want visitors to act in your neighborhood back home. Lessee shall not allow any activities that violate applicable requirements of the Pierce County Noise Ordinance (Pierce County Code Section 8.76.070), as may from time to time be amended. All loud music must be stopped between 10:00 p.m. and 7:00 a.m. Lessee shall not conduct any other activities at The Fox Island Villa that constitute a public or private nuisance.

**TAKE NOTE:** Your neighbors have been provided contact numbers, and should an occasion arise, they are encouraged to report disturbances. Your permanent neighbors have a right to peace and repose, and this must be respected at all times of the day but especially into the evening hours. For information regarding Pierce County ordinance codes, please go to [PierceCountyWA.org](http://PierceCountyWA.org), click the Government tab, and then County Code to find 18A.37.040.

Please keep in mind that you may be cited, fined, or evicted for creating a noise disturbance or violating any of the provisions for Bed and Breakfasts (B&B) and Short -Term Vacation Rentals (VR) under PCC 18A.37.040.

**SONOS MUSIC SYSTEM** – Please download the Sonos app onto your iPhone or iPad to access the music system at The Fox Island Villa. When you arrive and sign on to our wifi network, you will sync up your system with the on-site system to play your choice of music.

**BARTESIAN BARTENDER** - The bar has a custom cocktail mixing unit which you are welcome to use if you purchase and bring your own alcohol. There are five reservoir tanks: one each for gin, vodka, tequila, rum, and whisky. The available mixers are Whiskey Sour, Sex on the Beach, Long Island Iced Tea, Old Fashioned, Rum Breeze, and Cosmopolitan, and they can be purchased on Amazon.com. Delivery times vary, but orders arrive within a day or two to the Villa with Amazon Prime.

**OVERNIGHT GUESTS** - The maximum number of permitted occupants for your vacation home is 10 occupants. Exceeding this number is a violation of the County Ordinance. Limited occupancy is for everyone's health and safety. Each child, including infants, is counted as one occupant. For information regarding Pierce County ordinance codes, please go to [PierceCountyWA.org](http://PierceCountyWA.org), click the Government tab, and then County Code to find 18A.37.040.

**VISITORS** – The lessee shall not allow extra people on the property beyond the original agreed-upon guest list. Any additional visitors beyond the original agreement will cause immediate eviction from the property and forfeiture of all rental fees and deposits.

**BEACH/WATER** – Neighboring properties should not be used to access the beach directly below the Fox Island Villa. Trespassing on the neighbor's property is prohibited. The beach should only be accessed via the Fox Island Fishing Pier public pathway. Extreme caution is always advised when using the beach or water areas. Please do not allow children to be unattended. They should be accompanied by an adult 18 or over when at the beach or near water. Please note there are high and low tides with strong currents throughout the day, so plan your beach trip accordingly!



**SAFETY** – Fire extinguishers are located in the laundry room upstairs and under the sink in the kitchen on the main level. There are three exit doors located on the main floor. Call 911 in case of emergency.

**TV/AV** – All televisions are in working order unless noted otherwise upon check-in. Lessee shall not change any connections or tamper with any of the equipment. If any television ceases to work during your stay, we ask that you contact us immediately so we may request service from Xfinity to remedy the problem. If the lessee fails to advise of problems and it is found that televisions are not working upon check out or any connections were tampered with, the owner reserves the right to deduct up to \$250/TV from the damage deposit.

**OUTDOOR FURNITURE** – Guests are encouraged to uncover the patio furniture and enjoy the outdoor living Space. A brown storage bin is available to store the covers in while they are not in use. The covers may be left off overnight as long as there's no severe weather predicted. Covers should be returned to the furniture prior to the lessee's check-out. Lessee may also move the hammock off the patio so long as it is returned to the patio at night to avoid getting wet when the automatic sprinkler system runs at night.

**HOT TUB** – The hot tub is chemically treated. Please be aware that the tub will be cleaned before arrival, and if you stay longer than 30 days, cleaning will also occur during your stay. Guests are strongly recommended to be free of oils and lotions when entering the hot tub. Caution is always advised; do not allow children unattended into the tub anytime. Please be sure to turn off all the jets and close the lid before checking out.

**QUIET HOURS:** (Backyard, Deck, Patio, and Hot Tub)

Most likely, your neighbors are not on vacation. Because voices carry, please take special care while in the hot tub or backyard so your laughter and conversations can't be heard at the property line. Your neighbors need their beauty sleep, especially after 10:00 p.m.

**LANDSCAPING** – A landscaping crew may be on the property during your stay. Please know we work very hard to keep our property in the best condition possible throughout the year. Spring/Summer/fall requires weekly mowing, and watering is daily during these times.

**MAINTENANCE & REPAIRS** - We do our best to ensure our guests' amenities at the Fox Island Villa are in good working order. If you encounter an issue with the facilities, please contact us right away so we may schedule maintenance or repairs. Great care will be taken to ensure scheduling of maintenance and repairs will be coordinated with the guests to minimize any intrusion of the guests' full enjoyment of the property.

**WINTER SNOW** - During snow season it is possible to have plowing crews on the property managing the driveway for your safety. Please know that plowing may take place in late night hours if snowfall is excessive.

**SUPPLIES & DELIVERIES** - The owners will make their best efforts to ensure the Fox Island Villa is properly stocked with ample supplies for your stay. If you notice that an item is running low, please do not hesitate to contact us to request a replenishment for yourself or future guests. For this reason, we may schedule deliveries while you are staying in our home. Great care will be taken to ensure scheduling of any deliveries will be coordinated with the guests to minimize any intrusion of the guests' full enjoyment of the property.

The Fox Island Villa and its owners are not responsible for any accidents, injuries or illness that



occurs while on the premises or its facilities. The Fox Island Villa is not responsible for the loss of personal belongings or valuables of the Lessee or Lessee's guests. 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 premises.

**CHECK-IN INSTRUCTIONS** - Check in after 4:00 PM. The home is accessible via keyless entry. The code will be the last 4 digits of the primary phone number on your Evolve reservation. Upon arrival, please inform the Guest Contact of any problems or concerns, so we can work to address these immediately.

**CHECK-OUT INSTRUCTIONS** - Check out before 10:00 AM. Prior to your departure, please tidy up the home by doing the following:

- Remove all perishable items
- Take out the trash
- Load and start the dishwasher
- Strip linens from all used beds
- Place all used linens and towels in a pile
- Turn off all lights, electronics, and appliances
- Close and lock all windows and doors
- Replace the outdoor patio furniture covers
- Turn off the hot tub jets and close the cover

Additional fees will be imposed if the home is found in an unsatisfactory condition, so please return it to the condition in which you found it

### **SECURITY CAMERA INFORMATION**

This property features 3 exterior security cameras. The cameras are facing toward the entrance, driveway, and back patio. The cameras are outward-facing and do not look into interior spaces. The cameras record video when activated by motion.

### **PROHIBITED TAMPERING WITH SECURITY CAMERAS**

For your safety and security, tampering with or disabling any of the security cameras on the property is strictly prohibited. Tampering includes but is not limited to covering the cameras, obstructing their view, attempting to disconnect or damage them, or interfering with their functionality in any way. Anyone found to tamper with the security cameras will be assessed a fine of \$500. This fine is intended to cover the costs associated with servicing the cameras and ensuring the continued safety and security of the property.

### **ADDITIONAL INFORMATION**

- This property alarm system features motion sensors inside the home. These devices do not record sound or video
- Due to local wildlife, food and children should not be left unattended outdoors
- The alarm system includes an automated safety feature that has an audible notification when the exterior doors are opened



## LOCAL RESOURCES

Our neighbors have been instructed that If there is any issue with our vacation home rental, to please contact the local contact person shown on this brochure. If further non-emergency action is required, please contact the Sheriff's Office at (253)798 -7530. Neighbors may also file a complaint with code enforcement by calling Pierce County Responds at (253) 798-4636.

Emergencies: Call 911

Sherriff: Call (253) 798-7530

Animal Services: (253) 798-PETS (7387)

Local Weather and Road Conditions: <http://www.wsdot.gov>

## NEARBY:

- Grocery: Fox Island Grocery & Deli (3.6 miles)
- Medical Clinic: St. Anthony Hospital (14.2 miles)
- Airports: Seattle-Tacoma International Airport (40.3 miles), Tacoma Narrows Airport (12.2 miles)

## OWNERS

Full Name	Email	Phone
Julie Wukelic	<a href="mailto:contact@foxislandvilla.com">contact@foxislandvilla.com</a>	(509) 209-7817
Michael Wukelic	<a href="mailto:4uwuke@gmail.com">4uwuke@gmail.com</a>	(509) 869-8646

## PROPERTY MANAGEMENT COMPANY

Company Name	Phone Number	Website
Evolve	(877) 818-1014	<a href="https://evolve.com/">https://evolve.com/</a>



By signing below, we agree to all terms and conditions of this agreement.

Lessee:

Date

Check-out time is 10:00 AM

Please list all overnight guests below:

FULL NAME	EMAIL ADDRESS