

The Lucky Duck Guest Guide

House Rules: Summary

This is a summary of The House Rules section of The Lucky Duck Guest Guide which is compiled to help prospective guests determine whether to make or confirm a reservation.

The complete House Rules section of The Lucky Duck Guest Guide should be reviewed by both the primary guest before signing the contract, and ALL adult guests before arriving at the rental.

The principles behind the rules that follow can be boiled down to:

- **Take proper care to keep yourself, your guests, and the property safe.**
- **Respect the property and do not remove or damage any part of it.**
- **Respect the neighbors and the Ferncliff community,** and avoid being a nuisance to others' enjoyment of their lake experience.

Understanding the specific rules that follow is important to:

- **Avoid injury** of you, your guests or others.
- **Qualify for a preferred renter discount** on a future rental if you'd like to return to The Lucky Duck.
- **Avoid citations** from local law enforcement (on or off the water).
- **Avoid fines or additional fees** when the property is inspected and cleaned after your stay.
- **Avoid having your rental cancelled without refund,** and being required to leave the premises immediately.

MINIMUM AGE REQUIREMENT: Guests must include at least one adult over 25 years of age who both signs the Vacation Rental Agreement, and also stays in the home for the entire rental period. Persons under the age of 25 must be accompanied by a parent, legal guardian or supervising adult (age 25+) at all times while at the property.

OCCUPANCY LIMITS: The Lucky Duck has a maximum capacity of 14 guests over the age of 2. Up to 3 additional infants in guest-provided portable cribs may be accommodated as well. The occupancy limit is not restricted to overnight guests; it applies to the number of guests on-site at any time. Guests are not allowed to park, install or use RVs, campers, tents, or any other temporary housing on the lot.

NO HOUSE PARTIES: The Lucky Duck rents to family groups and friend groups consisting of responsible adults over the age of 25. The Lucky Duck does not allow house parties or events.

CHECK-IN: Contactless and keyless check-in is available using your assigned security code on or after 4:00 PM on your arrival date.

CHECK-OUT: You must remove all of your belongings (including boats, PWCs, vehicles, trailers, and food) and leave the premises no later than 10:00 AM on your departure date. Before departing, please put everything back where you found it, empty the trash and recycling, wash any dirty dishes, turn off all

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appliances (other than the dishwasher), check that you have all your belongings, and close and lock the doors and windows. You can leave beds unmade and all used towels on tiled bathroom floors, and you don't need to clean the house. There are no physical keys to return. Your lock code will expire at 4:00 PM on your departure date. Because we need time to make The Lucky Duck ready for the next guests, we charge a \$250 fee for each hour or partial hour that guests (or their vehicles or watercraft) are still on site after their check-out time. Please see the full Guest Guide for a helpful checklist of things to do or check before departing.

NOISE: Quiet hours are from 9:00 PM to 9:00 AM. Loud music (i.e., music that can be heard by neighbors), parties, yelling, dogs allowed to bark outside, unmuffled or revving engines, horns, fireworks, or ANY EXCESS NOISE LEVELS THAT DISTURB NEIGHBORS ARE NOT PERMITTED AT ANY TIME.

ADULT SUPERVISION AT WATERFRONT: An adult must accompany children under the age of 12 (or any child of any age who is not a strong swimmer) whenever they are on the Dock or the Beach. Additionally, we recommend that no one swim alone, without a capable adult swimmer with them.

NO SMOKING: Neither indoor nor outdoor smoking are allowed anywhere on the property.

NO DEEP FRYING OR INDOOR SEARING OF FOOD: Food may only be seared on the outdoor gas grill that is provided.

NO FIREWORKS, FIRES, OPEN FLAMES: Fireworks (including sparklers) and incendiary devices are not allowed on the premises at any time. Fires, candles, and open flames are also prohibited.

NO WEAPONS: The Lucky Duck prohibits every person entering its premises from carrying, brandishing, discharging or using, or bringing into the premises any firearm or weapon.

SWIMMING: DO NOT ENTER THE WATER FROM ANYWHERE OTHER THAN THE BEACH, OR THE OPEN-WATER END OF THE SWIM AND SUN PLATFORM (near the ladder). DO NOT EVER DIVE, JUMP OR SWIM IN THE BOAT SLIPS OR UNDER THE PWC LIFTS. Do not swim alone, or allow children to be unsupervised on the Dock or Beach.

BEACH: Glass containers are not permitted on the beach.

ADHERENCE TO NC BOATING LAWS: Guests who use The Lucky Duck's PWC Lifts, Boat Lifts, Kayaks or Paddleboard must follow all NC Boating Laws, including the following:

- It's mandatory to use a life vest (i.e., ski vest, not a ski belt) when in a boat or kayak or on a paddleboard.
- Drivers of boats and PWCs MUST NOT be under the influence of alcohol or any other intoxicating substances.

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- Drivers of boats and PWCs MUST NOT operate their watercraft within 100 ft of Docks (unless actively parking), swimmers, or non-powered vessels (e.g., kayaks, paddleboards, sailboats).
- Drivers of boats and PWCs MUST maintain an idle/low wake speed until fully clear of and at least 100 feet away from The Lucky Duck's Dock (and neighbors' Docks).

BOAT AND PWC LIFTS: Boats and PWCs may NOT be left floating and tied to the Dock, and instead MUST BE RAISED ON ONE OF OUR 4 ELECTRIC LIFTS when parked at the Dock, following the procedures outlined in the [“How To Use Electric Lifts for Boats and PWCs”](#) section of the Guest Guide. The Lucky Duck's lifts enable guests to have only the following watercraft parked at The Lucky Duck:

- One (1) Ski/Wakeboarding/Runabout (i.e., “Regular” NON-Pontoon or Solid/V-Hull) boat **UP TO 25 FT.** long weighing **UP TO 8,000 LBS.** (using lift with 2 motors and standard cradle)
- One (1) Pontoon boat or V-Hull boat **UP TO 25 FT.** long and weighing **UP TO 4,000 LBS.** (using lift with 1 motor and hybrid cradle)
- Up to Two (2) Personal Watercraft (PWCs) weighing **UP TO 1,500 LBS.** each

Boat and PWC Lifts are to be used ONLY by guests who have done ALL of the following:

- Attained 25 years of age or more, and
- CAREFULLY READ and agreed to follow the instructions in the [“How To Use Electric Lifts for Boats and PWCs”](#) section of the Guest Guide, and
- Emptied their boat or PWC of ALL non-essential weight in the form of water ballast, ALL passengers (other than a single driver on the PWC) and gear, and also
- Earned a Boater Education certification card from NC, VA, or another state recognized by NC Wildlife Resources Commission. (If you need to complete an instructor-led or online course to obtain your Boater Education certification card, you can find information on how to do that at <https://www.ncwildlife.org/Boating/Marina-Resources/Boating-Education-Courses>.)

SECURING WATERFRONT AMENITIES: Stow all kayaks, paddleboards, paddles, chairs, and other equipment back where you found them before leaving the Dock or Beach for the day.

PETS: The Lucky Duck is pet-friendly, subject to the following rules:

- A maximum of two (2) well-behaved dogs are allowed to accompany guests.
- There is no restriction on dog breed or size, but domestic DOGS ARE THE ONLY TYPE OF ANIMAL ALLOWED.
- Guests are required to PRE-PAY A NON-REFUNDABLE PET FEE OF \$300, regardless of whether they are bringing 1 dog or 2 dogs.

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- Undeclared dogs that are later found to be onsite will incur a \$600 Pet Fee.
- Pets or service animals cannot make noise that is heard outside of the house or Guest Cottage.
- Dogs must remain under guests' supervision at all times. DOGS MUST BE KEPT ON A LEASH when in the yard or when walked in the neighborhood, and may not be allowed to come into contact with neighbors or their pets or service animals.
- Dogs are required to be CLEAN and WITHOUT FLEAS OR TICKS, UP-TO-DATE ON ALL VACCINATIONS generally required for boarding, and FULLY AND RELIABLY HOUSE-TRAINED.
- Dogs are NOT allowed on any furniture or bed linens (including all sofas, chairs, pillows, and beds).
- Dog waste may not be left anywhere in the Main House, Guest Cottage, yard or neighborhood.
- ANY DAMAGE CAUSED BY PETS or service animals AS WELL AS ANY LOSS OF RENTAL INCOME while that damage is remediated, IS THE FINANCIAL RESPONSIBILITY OF THE GUEST.

TRASH AND RECYCLING: You must empty trash and recycling into appropriate outdoor bins before you depart, and ensure that lids are closed. You are required to follow the trash and recycling guidelines detailed in the Guest Guide and posted on the containers.

PARKING: You may park on the parking pad just outside the Main House garage, which has an EV charger and can accommodate up to 4 regular-size vehicles if parked parallel to each other and facing the garage doors. 2-3 additional vehicles can park directly behind those. Do not park inside the integrated garage attached to the Main House, or on the street, or in a way that blocks access between the street and the detached garage building. RVs, Campers, and similar vehicles are not allowed to be parked at The Lucky Duck. However, you may have a boat trailer or PWC trailer if is appropriately parked on the long flat area that is marked for boat trailers.

PLUMBING: Please do NOT flush anything other than human waste or toilet paper.

CAMERAS AND ELECTRONICS: Do not move, redirect, cover or tamper with any of the exterior cameras, or tamper with any electronic equipment in the hall closet with the exception of the FloLogic water leak detection device. For instructions on the FloLogic system, please see details in the Guest Guide.

OWNER'S PRIVATE STORAGE: Do not tamper with any locked cabinets or closets, or enter the owner's private detached garage structure near the cul-de-sac (even if that detached owner's garage is unlocked or open at times during your stay). Those spaces contain items for the exclusive use of the owners and their cleaning crews.

NO ALTERATIONS OR DISPLAYS: Guests are not allowed to alter the property or furnishings, or to hang or display any signs, banners, or flags at or on the property.

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COMPLIANCE WITH LAWS AND REGULATIONS: Guests must comply with all federal, state, and local laws and regulations, including neighborhood speed limit, as well as Ferncliff Property Owner Association rules applicable to the Property.

NO ILLEGAL DRUGS: The use, possession, distribution, or sale of illegal drugs is expressly forbidden on the premises.

RIGHT OF ENTRY: The owners reserve the right to enter the property (or have contractors enter the property) if they deem it necessary to perform preventative maintenance, inspect for damages, make repairs, or respond to guest requests.

LIMITATION OF LIABILITY: GUESTS USE THE LUCKY DUCK (INCLUDING THE MAIN HOUSE, GUEST HOUSE, DRIVEWAY, YARD, LAKE, BEACH, BOAT DOCK AND BOAT HOUSE, AND ALL EQUIPMENT) AT THEIR OWN RISK. GUESTS ASSUME COMPLETE LIABILITY FOR ANY LOST OR DAMAGED PROPERTY, AND FOR ANY INJURY OR DEATH THAT RESULTS FROM THEIR USE OF THE PROPERTY OR ITS WATERFRONT AMENITIES.

CANCELLATIONS: If a guest requests to cancel their rental reservation, The Lucky Duck will provide a refund (net of any credit card or booking fees originally paid on the reservation) based on the following schedule:

- If booked through an online travel agent or service provider, such as Airbnb or VRBO, then according to the cancellation and refund policies listed for The Lucky Duck on that travel site, as of the date of the booking.
- If booked directly through The Lucky Duck's website:
 - 100% refund if cancelled at least 60 days prior to scheduled check-in date.
 - 50% refund if cancelled at least 30 days prior to scheduled check-in date.
 - 25% refund if cancelled at least 14 days prior to scheduled check-in date.
 - 0% refund if cancellation occurs less than 14 days prior to scheduled check-in date.

Additionally, The Lucky Duck may cancel a paid rental and/or require a guest to leave immediately and without refund if a guest violates The Lucky Duck's policies or rules in the "House Rules" section of the Guest Guide, including, without limitation, policies related to noise, smoking, incendiary devices or fireworks, outdoor fires, guest capacity limits, firearms, safe operation of watercraft or use of Boat Lifts, pets, etc.