

HOUSE RULES THE THIRTY

Thank you for helping us preserve this special place by treating it with care and respect.

ADDITIONAL BOOKING TERMS

- Only registered guests are permitted on the property.
- Maximum occupancy must never be exceeded.
- The primary guest must be at least 25 years of age.
- Third-party bookings are not permitted unless approved in advance.
- Commercial photography or filming is not permitted and will result in immediate eviction without refund.

VISITORS & EVENTS

- Day visitors require prior written approval.
- Weddings, celebrations, and private events require a separate event agreement and written approval.
- Unauthorized parties will result in immediate termination of the stay without refund.
- DJs, amplified music, and professional sound systems are not permitted. The house is equipped with a wired Bose sound system.

QUIET ENJOYMENT

- Outdoor quiet hours are from 10:00 p.m. to 8:00 a.m.
- Outdoor music must remain at conversation level.
- Please respect neighbouring properties and the surrounding farmland.
- Excessive noise may result in eviction.

SECURITY DEPOSIT & DAMAGES

- Guests are responsible for any damage caused during their stay.
- Charges may apply for missing items, excessive cleaning, smoke remediation, or misuse of the property.
- Furniture must not be moved.

POOL

- No lifeguard is on duty.
- Swim at your own risk.
- Children must be supervised at all times.
- No glass containers are permitted in the pool area. Plastic drinkware is provided.
- Do not adjust any pool equipment settings.
- No diving.

FIRE SAFETY

- Fireworks are prohibited anywhere on the property.
- Outdoor fires are permitted only in the designated fire pit.
- Fires must never be left unattended.
- Any fire bans issued by local authorities must be observed.
- Candles and open flames are not permitted inside the house.

FARMHOUSE

- Guests must not enter neighbouring orchards.
- Access to other residences and surrounding areas is prohibited.
- Grapes, fruit, flowers, and crops must not be picked unless permission has been granted by the property owner.
- Farm equipment is strictly off limits.
- Barns, maintenance buildings, and storage areas are private.

ALCOHOL & RESPONSIBLE CONDUCT

- Excessive intoxication or disruptive behaviour will not be tolerated.
- Drinking games or activities that encourage excessive alcohol consumption are prohibited.
- Illegal drugs are strictly prohibited.

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SMOKING

- Smoking or vaping is prohibited inside the house and anywhere on the property, including the balcony and pool area.
- Smoking is permitted only in the designated outdoor smoking area beside the fire pit.
- Please dispose of cigarette butts properly.

PETS

- Pets are not permitted in the accommodation.

KITCHEN

- Deep frying indoors is prohibited.
- Please use the cutting boards provided.
- The BBQ must be cleaned after use.
- Please report any broken dishes or malfunctioning appliances immediately.

PARKING

- Please park only in designated parking areas (maximum of 4 vehicles).
- Driving on lawns or farmland is prohibited.
- Motorhomes, trailers or RVs require prior approval.

WASTE & RECYCLING

- Please follow the Niagara Region recycling guidelines.
- Dispose of garbage in the designated waste bins.
- Additional charges may apply for excessive waste.

WEATHER

- Secure outdoor furniture cushions during storms.
- Patio umbrellas must be closed whenever they are unattended.
- Guests are responsible for securing their personal belongings while on the property.
- The automatic pool cover must be closed overnight.

WILDLIFE

- Keep doors closed to help prevent pests from entering.
- Do not leave food outdoors overnight.

CHECK-OUT

- Please follow the check-out instructions provided in the Guest Guide.
- Lock all doors and windows.
- Turn off all lights.
- Set the thermostat as instructed.
- Return all keys and remote controls.
- Please notify your host of any damage before departure.

INTERNET & ENTERTAINMENT

- Wi-Fi is provided as a convenience only.
- Illegal downloading and copyright infringement are strictly prohibited.
- Tampering with the television or network equipment is prohibited.

POSSIBLE ADDITIONAL CHARGES

- Unauthorized guests
- Unauthorized events
- Smoking inside the house
- Violations of the pet policy
- Lost keys
- Excessive cleaning
- Damaged bed linens or towels
- Damaged furniture
- Pool contamination requiring draining and/or sanitizing
- Late check-out without prior approval



The owners live in a separate residence on the property and are available should you need assistance during your stay.

Contact us:
+1 905 515 8442