



## ASHKAY ISLAND LLC RULES AND POLICIES ACKNOWLEDGMENT

I recognize that AshKay Island LLC (“**AshKay Island**”) provides a unique island setting available for rent. In consideration of renting AshKay Island, and for use of the facilities and amenities on the island, I agree to the following terms and I specifically make the following representations. Terms not defined herein have the meanings assigned to them in the Rental Agreement between AshKay Island and me (Renter).

- A. *Orientation.* I will attend a brief safety orientation when I arrive at the Island. During this time, I will complete and sign the Check-In Checklist to ensure there is an understanding of all AshKay Property available to my Guests and me.
- B. *Survival Guide.* AshKay has provided an Island Survival Guide in the cabin that I may use to educate myself and my Guests on proper use of the cabin systems, boat usage and safety, and island etiquette. I understand that AshKay requires the Guests to abide by the rules provided in the Survival Guide or I risk forfeiture of the Security Deposit.
- C. *Maintenance.* I will, at my own expense throughout the Rental Period, maintain the Island in a state of cleanliness and in good condition and repair. I acknowledge that at the commencement of the Rental Period the Island is clean and in good condition and repair, other than any defect I may discover and report to AshKay during the orientation using the Check-In Checklist. At the end of the Rental Period, I will leave the Island in good repair, cleaned and vacuumed, with dishes washed, beds stripped, and all garbage and refuse separated appropriately in sealed bags and placed in the appropriate containers. I will complete and sign the Cleaning Checklist at the end of the Rental Period and cause the signed Cleaning Checklist to be delivered to AshKay no more than five (5) days after the end of the Rental Period.
- D. *Operation of AshKay Property.* I will at all times operate and use the AshKay Property, and all other amenities, equipment, and facilities on the Island, strictly in accordance with the manner in which they are intended to be used and in accordance with applicable instructions. I acknowledge that the AshKay Property, and all other amenities, equipment, and facilities on the Island, are provided at AshKay’s discretion and assumes no responsibility for their operation.
- E. *Guests.* I acknowledge that lawful rental of AshKay Island requires my overnight guests on the Island to be my family.
- F. *Internet.* I acknowledge that the Island has limited television and Internet usage due to the Island’s remote location and exclusive use of solar power, and that I may use the Internet to perform simple tasks, such as checking email, since cell phone coverage is limited. I agree that, in order to ensure future visitors to the Island have Internet coverage, no Guests will use the Internet to stream video or picture services at any time.
- G. *No Smoking.* I acknowledge that smoking is not permitted at any time within the Island cabin or on the cabin porches and that my failure to comply with this provision will result in forfeiture of the entire Security Deposit.
- H. *No Personal Watercraft.* I will not bring my own personal watercraft onto the Island at any time.
- I. *Unsafe or Dangerous Conditions.* If I, at any point during the Rental Period, become aware of an unsafe or dangerous condition on the Island, I will immediately report such condition to AshKay using the phone number provided in the Rental Agreement.
- J. *Video Surveillance; Entry of AshKay.* I acknowledge that the Island is under 24/7 video surveillance for, among other things, security and safety purposes, and that I have no reasonable expectation of privacy in



any area outside of the main cabin. I acknowledge that AshKay agents, employees, contractors, and/or management may enter the Island at any time, without notice, for the purposes of inspecting the property and/or my use of the Island, safety, performing maintenance, and any other lawful purpose.

- K. *No Illegal Purposes.* I shall not, under any circumstance, use the Island for any illegal or unlawful purpose, including drug use, and failure to comply with this provision will result in forfeiture of the entire Security Deposit.
- L. *Lost and Found.* If I leave or any Guest leaves any item at the Island after the Rental Period ends, AshKay will hold the item for safekeeping and will make every reasonable effort to return the item to its owner. If an item is not claimed for more than six (6) months or the owner voluntarily forfeits the item, the item will become the property of AshKay. AshKay is not liable for the condition of any item found on the Island.
- M. *Noise and Disruptive Activities.* Neither I, nor any Guest, will disturb, annoy, endanger, or inconvenience neighbors of the Island.

**I HAVE READ AND AGREE TO COMPLY WITH THE TERMS OF THESE ASHKAY ISLAND RULES AND POLICIES.**

\_\_\_\_\_  
Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

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