

Policies

Note to all guests: Please be aware that there will be times when your hosts will have to care for more immediate situations on the farm. Your needs are very important and will be addressed as soon as any concern is resolved.

We have set up policies as *guidelines* for our guests to ensure that peace and harmony on the farm is maintained and each family can fully enjoy their vacation time here. Policies are put in place to safeguard guests from unsuitable behavior and questionable activities.

Pets

We know how important pets are in their owner's lives and how difficult it is to leave a pet behind when going on vacation. So, we invite you to bring your precious furred friends with you at your stay at CornerStone Farm.

Because animals are an integral part of the farm life here at CornerStone Farm, it is important to have policies for pets that will make everyone's experience here enjoyable.

No pet is allowed in any pasture with the livestock at any time.

All dogs must be on leash at all times within the areas directly surrounding the house and surrounding all livestock areas.

Dogs will be allowed to be off-leash ONLY in designated areas. Any dog off-leash is the responsibility of the owner.

CornerStone Farm takes no responsibility for injury or loss of pets while on the property.

We also have our own house cat and small house dogs. We ask that only pets that are animal friendly be brought to the farm.

Pets are allowed with innkeeper's prior approval only! There is a per night added fee for pets staying at CornerStone Farm. The size of your pet determines the stay charge. We request the name and phone number of the veterinarian who has the most current vaccine record and history of your pet to check references and records, if considered necessary. Only pets whose accepted vaccines are given or dispensed by a licensed veterinarian will be recognized. Please bring vaccine records with you.

The innkeepers reserve the right to refuse accommodations to a pet upon arrival if they feel the animal poses any threat to the health or harmony of guests or animals.

Any damages, mess, or disturbance caused by guest's pets are the responsibility of the owner, and are subject to additional fees.

Dogs - the following is required without exception:

Proof of vaccination for Rabies, DHLPP, Bordetella (kennel cough), and a negative fecal exam. Dogs must be free of any communicable disease and free of fleas and ticks.

Dogs MUST be housebroken and non-chewers or diggers.

Dogs are not allowed up on the furniture.

Size: is limited to medium, 40 pounds or less.

Dogs must remain quiet at all times.

Dog House Rules: all guest's dogs must be kept on leash at all times when outside or in immediate farm building areas. Dogs **MUST** be under handler's control at all times. When indoors, dogs must be crated if

unattended by handler. No dogs are permitted off leash within the inn. There are outside kennel facilities available for dogs to be kept during pleasant weather conditions. For indoor use, we have a large Vari Kennel Crate available upon request.

Cats - *the following is required without exception:*

Proof of vaccination for Rabies, Feline Distemper, Feline Leukemia, a negative FIV/Feline Leukemia Test, and a negative fecal exam.

Cats must be free of any communicable disease and free of fleas and ticks.

Litter-boxes are provided in rooms for cats, if guests forget their own.

Cats will need to be crated if evidence of clawing of furniture or bedding, or if non-use of litter-box is observed.

Other - *accepted only by speaking with innkeepers.*

Any other form of house pet will need to be discussed prior to reservation confirmation.

Alcoholic Consumption

Any consumption of alcohol will need prior approval from the innkeepers at the time of booking. Should there be other guests here at the same time, out of courtesy, they will be asked if there are any concerns with other guests consuming alcohol, especially where children are present.

The **ONLY** alcohol allowed on premises is beer, wine and champagne.

Any signs of negative behavior due to drunkenness may result in eviction, without refund.

Children

Parents, please understand that we love children and do so enjoy seeing their delight in being on the farm, interacting with the animals and sharing this with family members. Our unique farm-stay offers families a time to experience things together that they may not have opportunity to encounter in their normal routine.

Due to the nature of our inn, we have to require certain standards and provide guidelines for our guests with children. If you have not already done so, please read our testimonies from families that have already visited with children or visit our photo gallery of guests to see the fun that families have here.

Children must be accompanied at all times by an adult guest while on the farm premises. Your hosts are not responsible for caring for children. We expect children to be well-behaved and adhere to restrictions on the farm, especially where applied to the animals. The innkeepers reserve the right to ask a child not to participate in activities that we feel will endanger the child or animals. The innkeepers will inform parents when policy has been violated by a child. If action is not corrected or continues, the innkeepers reserve the right to evict the party without compensation of refund.

The innkeepers also reserve the right to assess any damages that were incurred due to children. Our minimum assessment will be \$50.00. This will be for damages that are beyond the normal wear of use, or damage that demands time and money be spent on the innkeeper's part for repairs, or to compensate for the loss of irreplaceable items; such as antiques and collectibles, or items that will need to be repurchased. We understand that accidents will happen and through normal usage damage may occur. Wanton damage from lack of discipline or control of children will be assessed. Please ask about any of our policies, if there is any question.

Smoking

Smoking is permitted only on the East side porch of the farm house or north deck upstairs, and on the deck of the private guest lodging. At no time will smoking be allowed indoors, on the grounds, or around the barns and livestock. If cigarette debris is spotted around the farm, there will be a \$50.00 assessed fee.

Cancellation Policy

To our guests at **CornerStone Farm**,

We know that at times cancellations cannot be avoided. We have developed what we believe is a fair and equitable policy for our guests and one that we feel surpasses the Bed and Breakfast industry standard. We trust you will understand why this policy is in place and that to the best of your ability you will honor it.

Thank you,
Barb and Ward

If you are booking a reservation within **14 calendar days** of your arrival date, at the time of booking, the total booked stay will be charged to the charge account information provided at time of reservation. If the booking is within the current month and is at least three weeks ahead of stay and a personal check is sent to be received **14 calendar days** prior to stay, a charge will not go on an account. Full payment, if not tendered in advance for the entire stay, is due upon arrival in cash, traveler's checks, money order or valid credit card.

If cancellation is received at least **14 calendar days** or better ahead of arrival date, the full payment will not be applied to the credit card information provided at time of booking. A cancellation fee of **\$50.00** will be applied to the credit card information.

If cancellation is received after the **14 calendar days** deadline, we will refund only amounts for nights we are able to rebook an equal* or greater package, less the **\$50.00** cancellation fee. If we are not able to book any part of your reservation, the total amount will remain charged to the account and no refund will be granted.

*If we are not able to re-book an equal package, at the optional discretion of the Innkeepers, a vacation voucher may be issued to be used within 4 months of the aforementioned booked reservation if cancellation cannot meet the above policy. Some circumstances which may allow for a voucher to be issued are: call to active military duty, death of immediate family member, unforeseen work schedules.

In all cases, a minimum **\$50.00** cancellation fee will be charged. Cancellations will only be honored by speaking directly with the innkeepers - cancellations left on the answering machine, fax, or on e-mail will not be honored. If a room is booked, but no cancellation is received within the deadline, no one shows up, or the room is not taken for whatever reason, the credit card number taken to reserve the room will be charged for the full nights booked.

Complete information regarding the charging schedule was included in the confirmation packet sent. I have read the letter and agree to the charging policy and dates.

There is no refund for an early departure.

Thank you for your interest in CornerStone Farm Bed and Breakfast. We look forward to having you stay with us for your time away from home, whether that is; business, travel, or the needed vacation get away.

Check-in and Check-out Times

	Check-In Time	Check-Out Time
Sunday through Saturday	3:30 to 8:00PM	11:00 AM

We do have a reasonable "grace time" for arrivals, if you feel your arrival will not be during the normal hours, please discuss this with your hosts at booking.

There will be an accessed charge for any arrival prior to any agreed upon arrival time, that is before the 3:30 PM or after any agreed upon arrival time that is after the 8:30 PM arrival time.

The Kitchen closes at 7:00 PM. If you know your arrival will be after 7:00 PM, we advise that you stop and have dinner along the way before reaching The Inn.

The charge for arriving outside the designated times will be \$50.00.

There is no refund for an early departure.

Natural Resources

CornerStone Farm offers nature lovers a variety of places to discover God's creation. We welcome you to explore the land and experience the natural wonders found along the paths, streams, pond, forest, meadows, and sky!

- Collecting and removal of wild animals, plants, or stones are not permitted for any reason.
- Abuse or harassing wildlife is strictly prohibited.
- Altering landscape or disturbing natural cover; such as dens, nests, brush piles, fallen trees, or stones is not permitted.

Resident Farm Animals

- Our animals are not only livestock, but pets to us here at **CornerStone Farm**. There are strict rules and regulations that need to govern what is acceptable handling of our pets/livestock. These restrictions are put forth so you will understand beforehand where we stand in regards to expectations. Our desire is for all our guests to enjoy the farm in its entirety, without disrupting the harmony we have established. There are limitations set that need to be strictly adhered to. Outside these restrictions, we encourage you to enjoy the animals and get to know them. Once on the farm, you will be shown the proper way to interact safely with all the animals to make your stay here most enjoyable.
- If by accident, an enclosure was not secured when entering/exiting any area of outside livestock - **immediately** secure the enclosure and alert the innkeepers of possible escape. Do not try to recover the livestock. This will cause further delay getting them back into their proper containment.
- Guests are not allowed in with any of the animals unless accompanied by your hosts or otherwise agreed upon.
- Any teasing of the animals by guests will result in a warning.
- Any abuse of the animals by guests will result in an eviction of the guest without compensation of refund.
- We ask that you do not hand feed horses, ponies or donkeys - as it leads to bad behavioral habits.
- We have two house dogs and one house cat that are people and pet friendly. The cat is indoors/outdoors during the day, but is kept indoors at dusk so we ask that opening of doors be watched for potential "escapees" when the sun is not up. Hosts need to be alerted if any house pet gets out after dusk.
- Any questions or concerns about what is permissible with the animals needs to be addressed with the hosts. Please do not discuss amongst yourselves or other guests what you feel is allowed.