

Rules for the Rustic Inn:

The Rustic Inn is for short to medium term workforce adult housing. It is intended to provide affordable housing for employees of Red Cliffs Lodge, Red Stone Inn, Big Horn Lodge, Castle Creek Winery, Castle Rock Ranch, Castle Rock Construction, associated workers and other contract laborers in the Moab area.

It is **NOT** intended to be family housing or long term housing.

The rooms are small motel size, close together and parking is limited to 1 space per unit. On-site open space is limited but parks, walkways and tennis courts are all in close walking distance. Some of the Rustic Inn Renters may be working late evening or nights and are daytime sleepers, so quiet living practices are essential.

**FOR THESE REASONS A VERY STRICT SET OF POLICIES
ARE REQUIRED AND WILL STRICTLY BE ENFORCED.**

1. Maximum of 2 persons per unit.
2. Only registered guests can stay over night. NO friends or relatives are allowed to stay with guests without prior management approval. A maximum of 2 persons per room.
3. Visitors must park outside the Rustic Inn property. Street parking only.
4. NO pets allowed on the premises.
5. NO children allowed as overnight guests unless prior management approves for a designated short visit.
6. 10 p.m. curfew and no loud noise allowed on Rustic Inn grounds.
 - a. No visitors after 10 p.m.
 - b. No loud sounds or music including loud cars or motorcycles.
 - c. Outside visiting at the picnic area only, and only until 10 p.m.
7. Smoking only in smoking rooms, private enclosed autos and smoking picnic area. No butts on the ground. No smoking west of the smoking units.
8. Renter will keep all of their belongings inside of the apartment or their vehicle. No personal property can be left outside.

9. Garbage will be taken to the provided dumpster at the rear of the property. Renter agrees to maintain apartment in clean, tip top shape. Renter agrees to allow management to inspect apartment if poor housekeeping is suspected. Renter agrees to immediately move if management declares the apartment un-kept. Management will refund any prorated rent less cleaning costs if Renter is asked to leave.
10. Renter agrees that if the rent is late the Management will install a lock-out mechanism on their apartment door and the Renter will not be able to get into the apartment until the rent and a 10% late penalty is paid.

Please be clear that these policies are for the benefit of the residents at the Rustic Inn who are expecting peace and quiet and safety. These policies may be too strict for people wanting to party, have overnight company, have pets, have children as occupants or generally not willing to live with the restrictive rules of the Rustic Inn.

**IF YOU HAVE ANY RESERVATIONS ABOUT THESE POLICIES,
PLEASE DO NOT MOVE IN! THESE POLICIES WILL NOT CHANGE
AND WILL BE STRICTLY ENFORCED.**

I have read these policies and agree that they are suitable for me, that I will abide by them, and that if asked to leave because I have broken a policy rule I will leave immediately without second chances or disputes. If I am asked to leave, the company will reimburse me for prepaid rent less any cleaning or damage charges.

Signature Date

Witness Date