

Rusty Springs Barn

Information and House Rules

*PLEASE NOTE: there is a 2-night minimum stay, with 3 nights minimum for long weekends. Easter has a 4-night minimum stay.

Should you have any issues on your arrival to the Barn please contact the hosts Dianne or Kevin so we can do our best to sort out the matter for you. Should you not make contact and continue your stay no discount or refunds are possible.

Below is some useful information and the house rules – please take time to read before you arrive and please contact us if you have any questions.

If you enjoy your stay at Rusty Springs Barn please leave a review, if there is something we could do better please let us know directly.

Some information for during your stay.

Address: 24 Hovell Street Avenel 3664

If you type in Rusty Springs into google Maps it will come up.

Access if off Hovell Street you will see Rusty Springs sign, please enter driveway and turn left at the windmill you will see the barn on your left, please park far end near the chiminea.

Keys to Barn: The Barn will be open on your arrival, a key will be inside for your use.

Barn Manager: Dianne 0425 750 620

Barn Maintenance: Kevin 0413 674 544

The Barn has an internal fireplace for which wood is supplied. There is an external Chiminea for which wood is not supplied, you can bring your own or a wheelbarrow load can be supplied for \$40.00.

PLEASE NOTE: that during summer months fires are only permitted at Rusty Springs Barn in accordance with Strathbogie Shire fire restrictions (these can be found on the local CFA site) as the Barn is in a bush fire zone. We appreciate your co-operation during these periods.

Split System: there is a split system air conditioner that heats and cools. Please turn off when ever you leave the Barn. Please do not leave on when doors are open.

Pool: there is a pool available for use, this may also be used by other guests on the property. Please no bombing or horse play the pool is for quiet relaxing times. Please consider other guests.

Pets: The Barn is pet friendly but there are a few rules so this can continue.

A \$50 pet fee is payable for your stay is required to be paid for 7 days prior to check in.

Pets are to be on a lead at all times when not in the Barn.

Bedding of the pet must be brought to The Barn.

NO PETS in bedrooms they must sleep in their own bedding.

NO PETS in pool area.

NO PETS to be left alone in The Barn.

Please note the property is not fenced and animals are not allowed to wander around and enter other parts of the property.

We note that some locals may use pesticides and pest control in the area.

Guests are to clean up after their pets.

Please note the following house rules.

House Rules

The Rusty Springs barn rules are provided to ensure that guests and visitors know and comply with specific rules governing their permission to enter and occupy our property.

General requirements:

Guests and Visitors must comply with all Rusty Springs Barn rules, Terms and Conditions of Rusty Springs Barn and owners instructions (written or verbal), and security services during their stay.

Guests must notify Dianne Newlands or Kevin Newlands of any disputes or complaints from other guests and neighbours as soon as is practicable.

Noise and Residential Amenity:

Guests and visitors must not create noise which is offensive to other guests and occupiers of neighbouring properties especially between 10 p.m. – 8 a.m. and during arrival and departure at any time throughout occupancy.

Offensive noise is prohibited and may result in termination of permission to occupy Rusty Springs Barn, eviction, loss of rental paid, and extra charges for security and other expenses which may be deducted from bond under terms and conditions of Rusty Springs.

Guests and visitors must not engage in anti-social behaviour and must minimize their impact upon residential amenity of other guests, local neighbours and local community.

Visitors:

Guests are responsible for ensuring the limits set on visitor numbers is complied with at all times; Guests are responsible for ensuring that visitors comply with the Rusty Springs Barn rules.

Parking:

Guests and visitors are to park on gravel area next to chiminea. This NO Parking on grassed areas.

Garbage and Recycling:

Guests and visitors are clean up all garbage and recycling before prior to check out.

Garbage is to be put into large red Bins Bin located to the right of Brewery Lane, recycling to be placed in yellow lid bins. Extra cleaning fees may be applied if garbage and recycling is not disposed of properly.

Security:

Whenever all guests and visitors are absent from The Barn, close all doors to maintain security and prevent rain and water damage.

The Barn should be locked every single time you leave the premises.

Smoking:

Smoking is NOT permitted indoors. Smoking is allowed on the decks (ashtray provided) and cigarette rubbish must be picked up to avoid additional cleaning fees. Smoking indoors will result in a minimum \$200 cleaning fee.

BBQ:

BBQ facilities are located on front deck. Adult guests are welcome to use the BBQ which must be left as clean as it was found. Please note fire restriction may limit the use of the BBQ, guests need to comply with local fire restrictions.

Damages and Breakages:

We understand accidents happen, can you please report them to Dianne or Kevin so they can be fixed.

On Departure Arrangements:

Please ensure the dishes are washed and put away, fire is completely out, and split system turned off.

Please place any refuse in allocated rubbish and recycling bins.

Please leave key on table.

Emergency Contacts:

In the case of emergency relating to Rusty Springs Barn please contact either,

Dianne Newlands 0425 750 620

Kevin Newlands 0413674544

We recommend all guests purchase travel insurance since Rusty Springs Barn owners are not responsible for any injuries or accidents that may occur whilst staying at our property.

Compliance:

Breach of these Rusty Springs Barn Rules is a breach of the Terms and Conditions of Rusty Springs Barn.

The owners Dianne and Kevin Newlands reserves the right to terminate permission to occupy and to evict from Rusty Springs Barn, guests or visitors who refuse to follow these Rusty Springs Rules or who cause a nuisance.

We hope you enjoy your stay!

Kind Regards,

Dianne and Kevin Newlands