

Policies: o A deposit equal to the first night's stay will be charged at time of booking. Reservations of three or more rooms (group policy) by guests travelling together will be charged a 50% deposit. The reservation is effectively confirmed after we have charged your Credit Card. Balance is due at check-in. Check-in time is from 3pm to 5:30pm. \$20/h extra time will be charged. Check-out time is before noon. Late check-out 12pm – 2pm will be charged \$100. Later check-out only on request, half rate will be charged. Please consider to subscribe to the low cost insurance offered before completing the reservation. o Due to the small size of the property, cancellations significantly affect us, and for this reason we uphold a strict cancellation policy. If cancelled or modified more than 21 days (45 days for groups) before the date of arrival, a fixed amount of \$40/night and /room will be charged o If cancelled or modified 21 days or less (45 days for groups), 100 percent of the first night(s) will be charged. o In case of no-show (11h00pm of the day of check-in) the total amount of the stay will be charged and the reservation cancelled. o Reservations for New Year's Eve and Day, Valentine Weekend, Memorial Day Weekend, Labor Day Weekend, and Christmas Eve and Day are not cancelable, not re-schedulable, not refundable. o We are an ideal destination for couples, but not very suitable for children moreover under 13. o Please note that children under 12 are not allowed at the pool area. Pets are welcome, fee \$50/night/pet and but must be noted in the booking information. Discounted rates are neither cancelable nor refundable. o Massage, winery and hot air balloon ride reservations require 4 days' notice to cancel or re-schedule. o Smoking is only permitted outside, away from other guests. o Disturbing another guest's visit will result in a charge equal to the cost of their full reservation. o Groups are 3 or more rooms of guests travelling together with individual or grouped reservation(s).

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