



Large Group Reservations Policies

Aspen Brook is the perfect setting for your family reunion or large gathering. With Rocky Mountain National Park minutes from your Aspen Brook home and eleven unique homes from which to choose – we can accommodate all sizes of gatherings. We're open year 'round and offer special rates in the peaceful off-season.

Aspen Brook's homes are privately owned and individually furnished according to the owner's tastes. We are contracted with each homeowner to rent their home for use by a specific number of guests. This number varies from six to 22, depending on the size of home and owner's wishes.

When a larger group rents more than one of our wonderful homes, we realize there will be a desire to gather together for certain purposes. We must honor our commitment to the homeowner and limit the number of individuals using their home to the number stated on confirmation. Short gatherings will be allowed, but sleeping overnight, hot tub use, and eating meals for groups larger than the number of individuals shown on the confirmation are not allowed. For the same reason, it is important that all furnishings remain where they are located and not moved from one home to another. Aspen Brook has a picnic area located on property for this purpose. Your group must reserve use of this area in advance.

The following are conditions by which Aspen Brook will reserve homes for groups renting more than one home.

1. One person will be the Designated Contact and should make all the arrangements with Aspen Brook, including making all members of the group aware of Aspen Brook's Disclosures and Policies and the Large Group Reservations documents.
2. The Designated Contact should be prepared to pay the entire rental thirty days in advance of the group's arrival date. This permits us to take the guests directly to their reserved home as soon as they arrive.
3. A damage and performance deposit of \$200 for each home rented will be required as part of your total rental fee. If all facilities are found undamaged and in order following the group's departure, the deposit will be refunded. Compliance with all the policies by all members of the group will also be a condition of the refund.
4. The Designated Contact should make sure everyone in the group is aware of the phone number to the house they are staying at Aspen Brook. Aspen Brook Office will not have record of every name of individuals staying and cannot forward calls.
5. All activities must be conducted in a manner which respects the rights of all other guests staying at Aspen Brook.

RULES and REGULATIONS

Violations to the Rules and Regulations can result in eviction with forfeiture of your reservation and all funds.

1. Smoking and Pets are not allowed on Aspen Brook Property – this is strictly enforced
2. Firearms and Fireworks in any form are not permitted
3. Park in designated areas – two spaces per home and designated "overflow" parking areas
4. Posted 15-MPH speed limit must be obeyed at all times
5. Activities and loud noise or music that interfere with others are not permitted

6. Nothing may be attached or erected outside of the home including decorations, signs, banners or clotheslines.
7. Motorcycles, ATV's, snowmobiles, campers, mobile/motor homes, trailers, etc. may not be parked or driven on Aspen Brook property.
8. Garage doors must remain closed unless moving a vehicle in or out. This is for your safety and the safety of our wildlife!
9. Destruction of trees, plants or animals is not permitted. Picking wildflowers is actually against the law. Please leave for others to also enjoy!
10. The picnic area is for everyone to enjoy. Between the hours of 6 pm and 9 pm Aspen Brook guests may rent this area through the Aspen Brook Vacation Homes office. Any fire must be extinguished and all trashed removed after use. Fire pit is subject to any county fire ban.
11. The playground area is open from 9 am to 9 pm. Use at your own risk. Children must be accompanied by an adult. This applies to all areas along the river.

Signer is responsible to make sure that all members of the group abide by the above ***Rules and Regulations***

Signature

Date

Unit Numbers

Printed Name

Arrival Date