Large Group Reservations Agreement

Aspen Brook is the perfect setting for your family reunion or large gathering. With Rocky Mountain National Park minutes from your vacation home and 12 unique homes from which to choose – we can accommodate all sizes of gatherings. The following pertains to renting a home accommodating 12 or more guests or renting multiple homes at Aspen Brook.

Aspen Brook Vacation Homes' rentals are privately owned homes furnished by their owners. Each home is permitted by the Town of Estes Park to accommodate a specific number of guests. This varies from six to 21 guests, depending on number of bedrooms, County and Town permits and homeowner's preference.

When a larger group rents more than one of our homes, we realize the desire to gather for certain purposes. We must honor our permits with the city and the commitment to the homeowner allowing only the number of guests allowed for the home and stated in your Rental Contract. This applies to eating meals together in one home, use of hot tubs, or gathering in a home with more than the number of guests listed on your rental contract. It is important that all furnishings, dishes, etc. are left in each home and not transferred between multiple homes rented by the group.

Aspen Brook HOA has an enjoyable picnic/playground area near the river. It is used by both homeowners and vacation rental guests on a "first come – first served" basis, and is a nice way to gather larger groups in an outdoor setting.

The following conditions must be adhered to by all guests staying in the homes you have rented. Failure to abide by these conditions by anyone in your group may result in eviction without refund.

Conditions for Groups Renting More than One Aspen Brook Vacation Rental Home:

1. One person will be the "Designated Contact" for all payments and arrangements with *Aspen Brook Vacation Homes*.
2. The Designated Contact shall make sure all members of the group are aware of policies and procedures and HOA rules at Aspen Brook and is ultimately responsible for all guests in the group.
3. A Performance Deposit of $500 per home rented shall be paid at the time of booking the reservation and shall be refunded if all homes rented are found undamaged, trash removed, and compliance with the "Disclosure and Policies" made part of this agreement. Any Performance Deposit due to Designated Contact will be refunded within 14 days after the last day of the reservation.
4. The Designated Contact shall make sure everyone in group is aware of the homes' phone numbers and name of guests staying in each home rented. *Aspen Brook Vacation Homes* is not responsible to keep records of guests staying in each home rented by your group.
5. All activities must be conducted in a manner which respects the rights of all guests and residents at Aspen Brook.

Signer is responsible to make sure all members of the group abide by all Rules and Regulations for large groups and those in the "Disclosures and Policies" form that is part of this Agreement.

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Signature Date Unit Numbers of Homes Rented

_____ _____

Printed Name Arrival Date