

# Historic Triple B Ranch

## Terms & Conditions

### **Guest Guidelines**

The Historic Triple B Ranch takes pride in putting forth our best effort to provide a comfortable family environment. To assist us in this effort, we have developed a few guidelines:

1. Tobacco should be used in moderation and only outside buildings.
2. Alcohol may only be used in moderation with no visual, physical, or actions, which indicate its use. Management, at its own discretion, will be the final authority and judgment and may require affected parties to immediately vacate the ranch.
3. Pets are not allowed unless pre-approved by management and a deposit is made.
4. Campfires must be pre-approved by management and are contingent upon the US Forest Service's fire safety rating.
5. Ranch property, such as furniture and bedding, is not to be moved outdoors, or from one room, or building, to another.

### **Safety**

The Ranch has been used for years as a place where families have come to enjoy the relaxing beauty of the Rockies, as well as, the many ranch activities. However, the Ranch can be a dangerous place. Parents or guardians should monitor children at all times.

Barns, horses, ranch animals, stables, ranch and sports equipment, and the grounds in general can be a place for injuries to occur. The Ranch is a fun and enjoyable place if proper judgment is used.

### **Liability**

Guests, or Guest's group, agrees to indemnify and hold Historic Triple B Ranch harmless from all damages, judgments, expenses, attorney's fees and compensation arising out of personal injury, death, or property damage sustained in whole or in part by any or all persons whatsoever as a result of or arising out of, any act or omission of the User group, its agents or employees or caused by or resulting from any activity related to the use of the Historic Triple B Ranch or to the cancellation or closure of the Ranch due to natural disaster or emergency.

### **Cancellation Policy**

Because the ranch is popular and we have limited accommodations available, it is necessary to enforce our cancellation policy. As stated in our conversations, the policy is as follows:

- Reservations canceled at least sixty-one days (61) prior to actual date of expected arrival will result in 50% of the total reservation amount due.
- Reservations canceled less than sixty-one days (61) but before thirty-one days (31) prior to actual date of expected arrival will result in 75% of the total reservation amount due.
- Reservations canceled less than thirty-one days (31) prior to actual date of expected arrival will result in the total amount of the reservation due.

The Historic Triple B Ranch, at its discretion, may make different dates, times, or accommodations available to guests who must cancel their reservations due to unforeseen, personal circumstances.