

Welcome To Hoof Haven Ranch

Absolutely No Stallions!

Owners: Pam and Bob Newport

For any questions call Danny or Sheila Odom
276-744-2056

Cabin # is 276-744-3574
(calling card required for long distance)

Please....

Turn off the lights and appliances when not in use.

When using BBQ do not put it under porch roofs. There is a charcoal and a gas BBQ.

When you leave the cabin, set the heat at 65 degrees (winter) and the air conditioning at 78 degrees (summer). It will cool down (warm up) quickly when you return.

If you wish to smoke, please do so outside only. Owner is extremely sensitive to tobacco smoke. Butt cans are provided on outside decks for your use. Please do not throw cigarette butts on the property. **NO SMOKING inside house or barn.**

Please clean stalls daily and put buckets (provided) outside the barn for pickup. Strip stalls at the end of your stay. **There will be a \$10.00 charge, per stall, for stalls not stripped,** as provided for in Contract.

Please clean up after your dog. Dogs must be extremely well house broken and well mannered. Please control chronic barkers so that our neighbors are not disturbed.

If you are here for more than a few days, we would appreciate having you water our potted plants on the decks and inside the house so that we will not have to disturb you. There are several plastic pitchers in the kitchen.

Prior to departure, please clean the cabin and leave it in the condition in which you found it when you arrived. **Let us know when you arrive if there are things that need attention so that you will not be charged and/or lose your deposit.** There will be a **\$75.00 charge if not cleaned,** as provided for in the Contract. Please mop floors, if needed, with only water with a little vinegar, after vacuuming.

All carpeting, rugs, and furnishings are NEW. Please treat our property as if it were your own.

You are welcome to use staple items in the cupboards and refrigerator such as salt, pepper, flour, ketchup, etc., but please leave a note if you use the last of anything. Ice may be purchased at Mountain Horse camp, subject to availability.

There is a Brita water pitcher in the refrigerator. **Instructions for most unusual items are in the far left kitchen drawer or in the cabinet next to the item itself.**

The barn has a wash rack with hot and cold water and a laundry sink. **Please shut water off at the faucets** when not in use to help save our hoses. You will find a hose and nozzle on both sides so that you don't have to drag the hose around your horse.

The gates to our personal pastures are locked. There are two **guest pastures** above the house which must be accessed through the four foot gate above the driveway. There is a gate to divide the two pastures if you wish. There is a water tub that is accessible from both pastures. The fencing is new and topped with hot wire to discourage horses from visiting over the fence. Owner's personal horses will be in the large pastures. **Do NOT turn your horses loose around the barn or house area.**

ENJOY YOURSELVES AND COME AGAIN!

Property Description (six people)

- 1 bedroom with king-sized bed, memory foam mattress
- 1 bedroom with queen-sized bed, memory foam mattress
- 1 bedroom with queen-sized futon sofa, with 8" thick mattress, makes into bed
- 2 bathrooms, 1 with tub/shower, 1 with shower
- Fully equipped kitchen; in-kitchen dining area will seat 8-10 comfortably
- Built-in propane fireplace in living room; 37" flat screen TV with DVR and DirecTV
- Leather reclining furniture seats six.
- Large decks overlook pastures all around.

Walk-out basement apartment rents separately (two people)

- 1 double bed
- 2 over-sized leather recliners
- 50" high definition plasma flat screen TV with high definition DVR and DirecTV
- Wood-burning stove; Efficiency kitchen; Washer and Dryer
- Bathroom with shower.