



Rental Contract Agreement – Benton County Conservation THE DEN

**Address: Wildcat Bluff Recreation Area, 3141 57th St Trail, Center Point, IA
** 3 miles south of Urbana, IA and 8 miles north of Shellsburg, IA ****

By your agreement with these terms and conditions, you acknowledge that you are 18 years old or older (21 years of age if alcohol will be present at your reservation, no kegs permitted) and that you are authorized to make the reservation on behalf of the group you have listed. You further agree to assume full responsibility for the acts, negligence, or omissions of the members of your group while utilizing said facilities regardless of your presence.

Additionally, you agree that you have read and understand this entire contract, including cancellation and refund policies concerning this reservation.

ALL FEDERAL, STATE, AND BENTON COUNTY CONSERVATION RULES AND REGULATIONS APPLY

For complete and updated conservation rules go to the county website, click on conservation, then rules and policies, or ask a staff member for a copy.

<https://www.bentoncountiava.gov/conservation/rulesandpolicies/>

CHECK-IN TIME: After 4:00 PM

CHECK-OUT TIME: By 11:00 AM

You agree to pay for any damage to facilities and any additional associated fees.

FACILITY ENTRY

The BCC staff will activate a lock box or key pad. The four-digit code that you enter during the reservation will allow access to the facility.

FACILITY RULES

- Smoking and vaping is prohibited inside the facility
- No flame-producing devices (candles, lanterns, etc.) allowed in the facility
- No disruptive parties, events, noise, or other disruptive behaviors and actions. Not allowed: disruptive gatherings, open-invite gatherings, disturbances to the surrounding environment and park such as: excessive noise, excessive visitors, trash/littering, smoking nuisances, parking nuisances, vandalism, or advertising facility as party or event friendly
- No pets allowed
- Keep all vehicles on roads or designated parking areas
- Maximum of 3 vehicles allowed to park outside of the house garage. No parking in grass. Any additional vehicles will need to be parked in the parking lot near the gate
- Keep facility and grounds clean and in an orderly manner
- Benton County Conservation is not responsible for lost or stolen items



- Quiet hours are from 10:00 PM to 6:00 AM
- All visitors must depart the area by park closing time (10:00 PM)
- Camping units including tents of any size, are not allowed at the facility site
- Maximum stay of 14 consecutive nights
- Do not exceed maximum occupancy of 10 people. Campgrounds are open mid-April through the end of October
- No fires shall be built, except in a place provided, and such fire shall be extinguished when the fire is unattended. No burning of refuse/trash, treated wood, junk wood, or out of county wood
- Firewood is available for purchase through the Campground Host located on-site, or any BCC staff member
- Removal or defacing of county owned property may result in legal action
- Benton County Conservation has the right to refuse service to anyone
- Benton County Conservation has a carry-in, carry-out policy. Renters must remove all refuse to the appropriate dumpsters at the park entrance
- Do not clean fish or game inside of the facility
- Facility contents must stay inside at all times
- Temporary, free-standing directional signs are allowed, not to be attached to park structures, trees, furniture, sign posts, or other facilities. Decorations are allowed as long as they are free-standing and not affixed in any manner that would damage the facility (NO tape, command strips, tacks, nails, staples, etc.). Special care should be taken with balloons so that they do not escape and possibly injure wildlife. ALL signs and decorations must be removed upon check-out
- There is no access to the attached garage, however you will have access to both levels the front patio and lawn and the back deck and lawn
- Must follow checkout procedure for facility

CHECK OUT PROCEDURE:

- Collect all used sheets and towels and place them in the downstairs laundry room
- Load all dishes into the dishwasher and run on the normal cycle
- Empty the fridge and place all trash in dumpster located by park entrance
- Clean and unplug coffee pot
- Make sure stove and oven are turned off
- Double-check all closets and rooms for personal belongings
- Turn off all lights and fans
- Season dependent, leave heat set at 65 or air conditioning set at 75 degrees
- Close and lock all doors and windows
- Failure to clean the facility or surrounding area as outlined and failure to comply with park rules or state laws will result in verbal warnings or citations and possible removal from park grounds by Park Staff. Furthermore, the Benton County Conservation Board may take any legal action necessary to recover damages to county property.

WEATHER



In the event of a snow storm, snow will be removed for renters at a reasonable time, once roads allow staff to get to the cabin.

The County Conservation Board may close park roads and access points due to high water flooding, snow, ice, or other conditions in order to protect park users, natural resources, and the recreation areas.

CHECK OUT/CLEAN-UP

You are required to clean up the facility and grounds and return them to the condition you received them. Plan to have your facility cleaned and people departed prior to your scheduled checkout time. Renters are required to fulfill requirements specified on the Checkout Sheet prior to departure. A cleaning fee of \$100 per hour will be charged if the facility is not left in the condition you received it, as well as charges for any damages.

CANCELLATION AND REFUND POLICY

Please consider this policy prior to purchasing your facility reservation. **Should you choose to cancel a reservation, you will forfeit 100% of all reservation fees paid.** Cancellations cannot be done online and must be made by calling or emailing the BCC office at: 319-472-4942.

Understand at the time of booking your reservation that you immediately prohibit other people from reserving and utilizing that facility – should you choose to cancel a reservation, you will forfeit 100% of all reservation fees paid.

A refund will not be issued for unfavorable weather conditions.

If a facility reservation is canceled by BCC, a full refund will be issued to the person that made the original reservation.

Stay and Fee Breakdown

- \$250/night plus one-time cleaning and website fees
- 3 night minimum
- Holidays must be booked together

Prices Subject to Change