

Welcome to



10 Glendale Place, Gilford, NH 03249

This special property, nestled on Lake Winnepesaukee, is owned and operated by a father and his three daughters. The property was previously managed by a local vacation rental company, and this year (2024), we are excited to maximize your experience as the managers and hosting directly with Airbnb and VRBO.

The Lakes Region holds a very special place in our hearts. All three daughters were born here, with Gilford as their childhood home. The family moved to Santa Fe, NM, early to mid-youth but would return every summer for fun on Lake Winnepesaukee. Over the years, one daughter returned 'home' permanently, and dad wasn't far behind. With a camp on Cow Island, the whole family spends quality time each summer on the lake. Spring Harbor, purchased in 2018, has been evolving into a special and fun getaway for our guests and we are excited to share it with you. The Big Lake is perfect for family gatherings, getaways with friends, fun in the sun, relaxation, great food and drink, beautiful views, and so much more!

We hope you and yours make incredible, everlasting memories during your stay on the lake, like we all have!



You are staying at

THE COTTAGE



SpringHarborLodge.com



We know rules are no fun on vacation... but we do ask that you and your guests please treat the property with care and respect. Please refer to this House Guide throughout your stay.

Check-in: 3 p.m. Check-out: 10 a.m.

Please adhere to these times to allow for proper cleaning and preparation for the next guest.

Cleanliness:

- Help maintain a clean property by cleaning up after yourself
- Dispose of trash in the provided bins and leave the property in the same condition as you found it

Communication:

- Keep open communication with the host
- If you have any questions or concerns, don't hesitate to reach out

Damages:

- Guests are responsible for any damage done to the property or its contents
- Please report any accidents or breakages immediately and prior to checkout

Dock/Boat Slip:

- A boat slip for up to a 25' boat is provided
- Your boat slip is labeled 'THE COTTAGE'
- Your boat slip is located on a shared dock that is used by other guests and the hosts. Please only use your designated boat slip
- To access the boat slip you will walk down the path/steps behind the home to the shared dock located at the water's edge

Owner's Private Driveway & Docks:

- The owner has a private driveway that leads from the road to the docks at the water's edge. This drive will be used regularly by the owner and the owner's guests

Emergency procedures:

- Familiarize yourself with the exits and the locations of the fire extinguishers; upstairs bedroom closet, downstairs hall

Illegal Substances:

- There are absolutely no illegal substances allowed on the premises

Kayaks & Bikes:

- Four (4) kayaks and four (4) adult life jackets. Four (4) bikes and four (4) adult helmets. These are shared by both The Cottage and The Lodge.
- The Kayaks are located in the outbuilding located at the water's edge near the docks. The bikes are located in the outbuilding between The Lodge and The Cottage.
- After use, please put kayaks and bikes back in their designated location so they can be used by other guests on the property

Lost or Stolen Items:

- Host is NOT responsible for any lost or stolen items
- Please keep your valuables secure

Occupancy:

- The maximum number of guests is 8 and is outlined in your reservation
- This does not include children under the age of 2
- Please do not exceed this limit without prior approval from the host

Parking:

- Two (2) Parking spaces are provided in front of the rental and labeled 'THE COTTAGE'
- One (1) boat trailer parking space is provided
- Any questions regarding the designated parking spaces, please contact the host
- Please do not block or park on the owner's private driveway or dock spaces.

Parties and Events:

- Parties and events are not allowed without explicit consent from the host
- Any unauthorized gatherings may result in immediate eviction without a refund

Pets:

- We love animals, unfortunately, we can only accommodate one dog per home, unless approved prior to your stay. The following dog breeds are not allowed: Pit Bulls, Dobermans and Rottweilers
- There is an additional cost of \$150 per stay to have a pet on the property, applied at the time of booking
- Please have pets use designated outdoor areas and dispose of all pet waste responsibly
- Any questions about the pet policy or to add a pet to your booking, please contact the host

Quiet Hours: 10 p.m. - 6 a.m.

- Please respect your neighbors and keep noise levels to a minimum during these times

Respect for the Property:

- Take great care of the property and its belongings
- Do not rearrange furniture or remove items from the premises

Security:

- Lock all doors and windows when you leave the property
- Report any security concerns to host immediately

Shared Spaces:

- Small outbuilding by the water's edge and between the two homes (*The Cottage and The Lodge*)
- Docks with designated boat slips
- Perched mulch beach down by docks

Garage and other outbuildings for owner / host only

Smoking:

- Smoking is strictly prohibited inside the property. Please smoke at a respectful distance from homes and guests, and dispose of cigarette butts responsibly

Television

- TV's are equipped with streaming apps for you to connect to your personal streaming accounts
- Please logout of your streaming services prior to check-out

Utilities and Appliances:

- Please use all utilities and appliances responsibly
- Turn off lights, stove/oven, and heating units when not in use

By booking with us, you agree to adhere to the above house rules. Failure to comply may result in additional charges, loss of security deposit, or eviction.

We appreciate your cooperation and hope you have a wonderful stay!

Property Management Contact

Beth will be your initial point person / contact. Please reach out to Beth first and she will facilitate your needs.

If Beth is unavailable or it's an emergency, please contact Kate. Thank you!



Beth

Your Reservation Specialist

(970) 690-2295



Kate

Your Local Support

(603) 892-6586



→ Check-in Procedures

- Get comfortable and set the thermostat / temperature to your liking
- Be sure your vehicle(s) are parked in their designated spots
- Be sure your trailer (if applicable) is parked in the designated spot
- **Make yourself at home!**

WIFI

Network:

Zyxel28373

Password:

JYLHB8HBLJ

→ Guest Access

- Guests have full access to the home and its deck, an outdoor grill in front of the home, a spacious lawn, personal fire pit located near the front entrance near your parking spots, and shared waterfront docks
- Access to the docks is down the path / stairs to the water
- There is deep access in the channel. However, lake levels vary, especially near the end of the summer season, and there are shallow areas near the boat slips. Dock cautiously
- 4 bikes with helmets and 4 kayaks are available to guests and are shared with the other house guests on the property. Please return after use

→ Restricted Access

- The Garage on Glendale Place
- Certain parking spots labeled OWNER
- Some outbuildings located on the property - labeled PRIVATE
- PRIVATE driveway that wraps property to access the shared dock and other slips
 - *Owner/Family and Family Island Service Company access docks from private drive and park vehicles and equipment*

→ Emergency Procedures

- Call 911
- Gilford **Police Department** | (603) 527-4737 | 47 Cherry Valley Rd, Gilford, NH 03249
- Gilford **Fire Department** | (603) 527-4758 | 39 Cherry Valley Rd, Gilford, NH 03249
- Concord **Hospital** Laconia | (603) 524-3211 | 80 Highland St. Laconia, NH 03246
- VCA Lakes Region **Veterinary Hospital** | (603) 524-8387 | 1266 Union Ave. Laconia, NH 03246
- VCA **Animal Hospital** | (603) 524-0404 | 3 Maple St. Gilford, NH 03249
- MacDonald **Veterinary Service** | (603) 524-8900 | 43 Gilford East Dr. Unit 2, Gilford, NH 03249
- Poison Control: 1-800-222-1222
- Fire Extinguishers: Located on each floor; upstairs bedroom closet, downstairs hall
- First Aid Kits: Located in each bathroom



Checkout Procedures

We want to thank you for choosing Spring Harbor as your getaway.

We hope your time here has been enjoyable!

Check-out is at 10 a.m.

Prior to check-out we ask that you take care of the following items, to ensure that the cleaning crew can efficiently prepare for the next guests:







- Put all used towels on the floor of the shower / bath
- Strip each bed and leave the used sheets on the end of the bed
- Put all dishes in the dishwasher and start the dishwasher. Please do not leave dirty dishes out
- Clear the fridge and shelves of any food you brought
- Clean up any spills / wipe counter-tops
- Empty all trash cans and take the trash out to the dumpster located across from The Cottage near the gate on-site
- Check to make sure you have all your belongings from the bedrooms, bathrooms, living room, kitchen, common areas, and outdoor space
- Set the AC to 75 in each room
- Make sure the oven and stove are off
- Turn off all lights
- Lock all doors and windows that may have been used during your stay
- Submit a review about your stay!
- Text Beth at (970) 690-2295 or message us through the app when you are leaving the property

*Travel
Safely
Home!*

Area Recommendations

 Offers Live Music on certain days


Dining:

- The Breeze | Gilford | Walking distance 2 mi.
- Patrick's Pub & Eatery | Gilford | Short Drive / Can Walk 
- Ellacoya Barn & Grill | Gilford | Short Drive 
- Sawyer's Dairy Bar | Gilford | Short Drive
- Axe & Ale Taphouse | Gilford | Axe Throwing 
- The Naswa | Laconia | By Boat / Public Docking 
- O Steak & Seafood | Laconia
- The DOX | Laconia / Weirs | By Boat / Public Docking
- Boarwalk Bar & Grill | Laconia / Weirs | By Boat / Public Docking 
- Town Docks | Meredith | By Boat / Public Docking 
- Lago | Meredith | By Boat / Public Docking
- Lake House | Meredith | By Boat / Public Docking
- Garwoods | Wolfeboro | By Boat / Public Docking
- Marker 21 | Wolfeboro | By Boat / Public Docking
- The Wolfetrap | Wolfeboro | By Boat / Public Docking / Short Walk

Entertainment:

- Bank of New Hampshire Pavilion | Gilford | Outdoor Music Pavilion
- The Opera House | Laconia
- The Colonial Theatre | Laconia

Sun & Fun:

- Ellacoya State Park / Beach: Gilford | Small fee
- Beans & Greens | Gilford | Short Drive | Family Farm Fun 
- Gunstock Mountain Resort: Gilford | Zip Lining, Aerial Treetop Course, Mountain Coaster, Scenic Lift Rides, Hiking, and more!
- Lake Winnepesaukee Adventures | Boat Charter
- Funspot: Laconia | The Largest Arcade in the World
- Weirs Beach Boardwalk: Laconia | Arcades, Shops, Restaurants, Bars, Public Beach, Public Boat Docks, Street Fairs, and more!

Shopping & Spas:

- Mill Falls Marketplace | Meredith | Unique Boutiques and Shops
- Tilton Outlets | Tilton
- Wolfeboro Main Street | Wolfeboro | Unique Boutiques and Shops
- Cascade Spa | Meredith
- Lake Opechee Inn & Spa | Laconia

Thank you for staying at **THE COTTAGE**

We hope you had a wonderful visit!

We would love if you could leave us a positive review on your booking site. If there is anything you wished could have been different during your stay, we would greatly appreciate the feedback with an email to springharborlodge@gmail.com. This is our first season managing the properties and we truly want them to be everything you and your guests were looking for, AND MORE!

P.S. Don't forget to sign the guest book! We would love to hear about the memories you made here!



Spring
Harbor
ON LAKE WINNIPESAUKEE

We look forward to hosting you again,

The Lilly Family



SpringHarborLodge.com



This Short-Term Vacation Rental Agreement and Recreational Amenity Acknowledgment & Liability Waiver is entered into and made effective as of the signing date by and between the Property Owner/Operator ("Owner") and the Guest/Occupants ("Guest"). Terms not specified in this Agreement shall be in accordance with the House Rules or the Reservation Policies, provided separately by the Owner. The Guest agrees to inform all other guests and persons accessing the Property of the terms of this Agreement and Waiver, and to ensure that all Occupants understand and comply with the terms. Any reference to the Property shall mean the Property located at 10 Glendale Place, Gilford, New Hampshire. Any reference to the Owner shall mean Alfred S. Lilly, III, Trustee of the Alfred S. Lilly, III Trust. Any reference to the Operator shall mean Spring Harbor Lodge, LLC, which is the Company that manages the Property for the Owner.

THE GUEST AGREES AS FOLLOWS:

1. The Guest agrees to abide by all rules and regulations set forth by local laws.
2. The Guest shall behave in a respectful manner and shall be good neighbors respecting the rights of the surrounding property owners. Creating a disturbance of the above nature shall be grounds for immediate termination of this agreement.
3. The Guest commits not to use the property for any illegal or commercial purpose, including but not limited to sub-lease the property or otherwise allowing anyone or more people to stay above the maximum permitted or if not previously agreed with the Owner.
4. The Guest is responsible for any breakage or damage costs (or related costs) in or to the property - along with any extra costs that may result - which are caused by the Guest or any members of the Guest's party.
5. The Owner can refuse to allow the Guest into the property or ask the Guest to leave if they reasonably believe the Guest or any member of the Guest's party (or any other person invited by the Guest to the property) are behaving illegally or that any damage is likely to be caused, has been caused or is being caused as a result of the Guest behavior or any members the Guest has invited to the property and without providing a refund of any payment the Guest has paid for the booking and the Owner will not be legally responsible to find any alternative accommodation.
6. Parking is limited to designated parking areas only.
7. Due to homeowners' insurance regulations and restrictions, the following dog breeds are not allowed: Pit Bulls, Dobermans and Rottweilers. Occupant is responsible for any repair / damage / extreme odor/hair caused by dog. When outside, dogs must me on a leash at all times. Dogs must be approved and pet fee must be paid prior to stay. Cats are not allowed.
8. The Guest must not hold events (such as parties, celebrations or meetings) at the property without the advance written consent of the Owner. Any of these cases will allow the Owner to terminate the Agreement without providing a refund of any payment the Guest has paid for the booking and the Owner will not be legally responsible to find any alternative accommodation.
9. The Guest must allow the Owner or their representative (including workmen), with reasonable notice, access to the property at any reasonable time during your stay (except in an emergency or if a problem needs sorting out quickly and you cannot be contacted in time. In these situations, the owner can enter the property at any time without giving you prior notice).
10. The Guest is obliged not to make any changes in the rented property without prior receipt of agreement from the Owner in writing.
11. By agreeing to these Terms & Conditions, as acknowledged by signature below, the Guest waives, discharges and agrees to hold harmless the Owner, and Operator, and any parent, subsidiary, and affiliated company or companies of the Owner and/or Operator, and the trustees, officers, members, employees and agents of the Owner and/or Operator from all claims, damages or injuries arising from or related to the Guest's stay at the Property, including without limitation, any accidents or injury to the Guest, and all other guests, visitors and associates staying at or visiting the Property, and loss of property, money, jewelry or valuables of any kind. The Guest is responsible for keeping his valuables safe at all times.

I. ACKNOWLEDGMENT

The Property may allow guest access to or use of the following recreational amenities (the "Recreational Amenities"):

1. A boat slip with access to the lake;
2. One or more kayaks, stand-up paddleboards, or other unpowered watercraft (the "boats"); and
3. One or more bicycles

Due to a variety of factors, including weather and water conditions, these Recreational Amenities may not be functional or safely usable at the time of your stay.

1. Use of the dock and boats

Access to and use of the dock, use of the boats, or water recreation is at the Guest's own risk. The Guest agrees to take all necessary preventative measures to avoid risks of injury and/or death, including but not limited to the use of personal flotation devices. The Guest specifically acknowledges that no lifeguard is present and that these conditions could pose a special risk to anyone engaging in water recreation, including children. Children under the age of 18 should always be supervised by an adult when on or near the dock or on the water.

2. Use of Bicycles

Access to and use of the bicycle is at the Guest's own risk. The Guest agrees to take all necessary preventative measures to operate the bicycle in a safe manner, including the use of bicycle helmets

II. RELEASE OF LIABILITY AND WAIVER OF CERTAIN LEGAL RIGHTS; READ CAREFULLY BEFORE SIGNING.

For Purposes of this Agreement, the Released Parties shall mean the Owner, and Operator, and any parent, subsidiary, and affiliated company or companies of the Owner and/or Operator, and the trustees, officers, members, employees and agents of the Owner and/or Operator.

The Guest understands and acknowledges that the use of the Recreational Amenities at the Property present various risks and hazard, including but not limited to unexpected wave activity, falls, floating debris, drowning, water-going vessels, wet decks, stairs, steps and ladders which may be slippery, water surface and subsurface conditions, water currents, collisions with objects and individuals, any and all of which jointly or severally may result in injury, death or damage to the Guest and/or the Guest's personal property.

In recognition of this, the Guest agrees that the Guest freely accepts and voluntarily assumes all risk of personal injury, death, or property damage, and hereby releases, waives, discharges and covenants not to sue the Released Parties from any and all liability for any and all loss or damage and any claim or demand which results in any way from the Recreational Activities and/or the Guest's engagement in the Recreational Activities, including but not limited to actions or omissions of Released Parties, and actions, omissions or behavior of other guests and/or overnight guests at the Property, or any other third party.

The Guest, hereby agrees to indemnify, hold harmless and exonerate the Released Parties from any loss, liability, damage or cost the Released Parties may incur due to the actions of the Guest identified below, as well as due to any damage that the Guest identified below sustains, while on property owned by one or more of the Released Parties, while utilizing property owned by one or more of the Released Parties, and/or while participating in Recreational Activities.

The Guest further agrees that any and all claims for injury and/or death shall be governed by the laws of New Hampshire and exclusive jurisdiction shall be in the New Hampshire Superior Court residing where the alleged incident occurred or in Federal Court for the State of New Hampshire. This Release shall be binding to the fullest extent permitted by law. If any provision of this Release is found to be unenforceable, the remaining terms shall be enforceable. This Release shall be binding upon the Guest's assignees, subrogors, distributors, heirs, next of kin, executors and personal representatives.

This Agreement (including any House rules or Reservation policy) expresses and reflects all that was agreed between the parties and cancels any agreements and/or other understandings between them.