Updated policies and procedures for Hudge-Park Island on Chesapeake Bay, on behalf of Winter Harbor Haven, LLC., will go into effect beginning January 1, 2026. Please see and review our rental agreement below before booking, as any violation to our policies may result in loss of payment and/or termination of the rental agreement:

By submitting payment and signing WHH Rental Agreement, the primary renter acknowledges that they have read, understand, and agree to all terms, policies, and house rules outlined in this Rental Agreement as provided at the time of booking.

RESERVATION & PAYMENT:

- A **non-refundable 10% reservation deposit** is required at the time of booking and is applied toward the total rental amount.
- **Remaining balance is due 90 days prior to arrival**.
- Accepted payment methods: check, credit card, Venmo, and PayPal
- Minimum age to book: **25 years**
- Maximum occupancy: **16 guests**. Exceeding this will result in termination of the rental agreement **without refund**.
- Completion of the **WHH Waiver is mandatory** and required for all guests.

CANCELLATION POLICY:

A non-refundable 10% deposit is due at booking to hold your reservation. The remaining balance is due 90 days prior to arrival. Cancellations made more than 90 days before arrival will receive a refund of any payments beyond the deposit. Cancellations 90 days or less prior to arrival are non-refundable unless the week is successfully rebooked. Rebooking is at the sole discretion of Winter Harbor Haven, LLC., and refunds are issued only after replacement payment is received. All cancellations must be submitted in writing via email. We strongly recommend travel insurance to protect your investment due to the unique nature of the rental property.

WAIVER POLICY

- All bookings require the primary renter and all adult guests to sign the WHH Waiver to acknowledge assumption of risk and release of liability. Parents or legal guardians must sign on behalf of minors. The waiver covers risks associated with boating, docks, water access, and remote property use.
- Waivers must be completed no later than the date full payment is due. Check-in instructions will not be released until all required waivers are received.

CHECK-IN / CHECK-OUT

- **Check-in:** 3:00 p.m. EST or later (early check-in not available)
- **Check-out:** 10:00 a.m. EST
- **Late check-out fees:** $50 per 30 minutes; full day charge after 11:00 a.m.
- Early check-out: please notify via email/text.

TRANSPORTATION & BOAT POLICY

- **Hudge-Park Island is accessible by boat only.**
- Winter Harbor Haven, LLC. is **not responsible for delays or limitations** due to tides, weather, mechanical issues, or guest error.
- Guests may:
  - Bring their own boat
  - Rent the WHH skiff ($425 + tax)
  - Use WHH Boat Taxi service ($75 per trip).
- All guests who operate or ride aboard WHH-provided vessels, including skiff rentals and WHH Boat Taxi service, must sign the **WHH Boat Use Agreement** and **WHH Waiver.**
- Operators of motorized vessels (10 HP or greater) **must comply with all Virginia and U.S. Coast Guard boating laws**, including the boating **safety education requirement**.
- **Acceptable proof** (e.g., NASBLA-approved certificate or USCG license) **must be provided upon request** and carried while operating.
- Capacity Limits: Guests who rent the WHH skiff must comply with all posted passenger and weight limits, including a maximum of six (6)

persons or 800 pounds total. Exceeding capacity limits is strictly prohibited and may result in termination of boat privileges without refund.
- **Boat use is at the guest's own risk**. Guests are solely responsible for safe operation, legal compliance, and any damages or injuries.
- WHH reserves the right to deny boat use to any guest who does not meet requirements or **appears unable to safely operate a vessel.**
- The WHH skiff must:
  - Remain within Winter Harbor
  - Be returned by 10:00 a.m. on check-out day.
- Guests are responsible for planning transportation around tides.

PET POLICY

- Pets are allowed with **prior approval** and a **$50 non-refundable pet fee per pet**.
- All pets must be vaccinated and treated for fleas/ticks/heartworm.
- Pets must be leashed at marina.
- Guests must clean up after pets and rinse sand off pets outside before entering the house.
- Unauthorized pets or violations may result in **termination of rental agreement and loss of payment**.

HOUSE RULES

- Guests are strictly prohibited from climbing the windmill tower or accessing the camper on the property, including the camper roof or deck areas.
- No smoking inside the house. Outside smoking permitted only if disposed of properly.
- No hunting.
- No candles, No fireplace use.
- Furniture should not be moved.
- No trespassing on neighboring property.
- Do not remove any items from the house.
- Guests must follow all cleaning, trash, and check-out instructions.
- Guests must report any damages **immediately**. Fees will be applied for damage, lockouts, or unusual service calls.
- Guests must comply with all occupancy and age limits.

- Guests are responsible for safe behavior around water, docks, and outdoor areas.
- Cleaning closet is for **STAFF ONLY**

SAFETY & LIABILITY

- This section is supplemental to, and does not replace, the signed WHH Waiver.
- WHH and staff are **not liable for injuries, accidents, or property loss,** including but not limited to boating, tides, wildlife, insects, or other natural hazards.
- Guests acknowledge that all boat use, whether rental or WHH-operated transport, involves inherent risks. Guests assume all risks and release WHH, the property owner(s), and all affiliated personnel from any claims related to boating, docking, or water transit.
- Guests assume all risks associated with the property.
- Emergency: call 911 immediately.

AMENITIES

- Sleeps 16, 8 bedrooms (7 full/2 twin), 2 full bathrooms
- Full kitchen, 2 fridges, stove/oven, dishwasher, pressure cooker, crock pot, air fryer
- Washer/Dryer, all linens, beach towels, cleaning supplies
- Outdoor shower, beach chairs, toys, gas & charcoal grill (gas not provided), kayak, boat slip
- WiFi not available
- Heating & air conditioning, ceiling fans, portable fans
- TV/DVD, games, books, dining & outdoor furniture
- High chair, Pack'n Play (mattress/sheets), children's toys/books

GOVERNING LAW & VENUE

This Rental Agreement shall be governed by and construed in accordance with the laws of the Commonwealth of Virginia. Any legal action arising from this Agreement shall be brought exclusively in a court of competent jurisdiction within the Commonwealth of Virginia.

ACKNOWLEDGMENT:

By submitting payment and/or confirming a reservation, the primary renter acknowledges that they have read, understood, and agreed to all terms, policies, and house rules in this Rental Agreement and accepts responsibility for all guests in their party.

Signature required at booking / prior to check-in.