

# Cascara Vacation Rentals

## Terms and Conditions

**Rental Deposit:** Reserving a home requires a deposit of 50% of the total due. We will charge your card upon making your reservation. If paying by check, deposits not received within ten days risk cancellation. The remaining balance is due 60 days before arrival and will be processed automatically and is at that point no longer refundable even if dates are shortened or canceled. We will send your final confirmation electronically unless otherwise requested.

**Cancellation Policy:**

Any cancellation earlier than 45 days prior to arrival for any reason will receive a full refund less a \$75 fee. No refund will be given for cancellations 45 days and closer to arrival. We reserve the right to cancel any reservation or substitute rental homes due to circumstances beyond our control. There are no refunds due to situations or occurrences beyond Cascara's control.

**Minimum Nights:** At certain times of the year, some homes and bookings require a stay of a minimum number of nights. We will contact you to discuss options should there be an issue regarding minimum night requirements after your online booking has been made. You may contact us at (800) 531-1130 should you have questions regarding any seasonal minimum night requirements.

**Pet Fees:** Pets must be declared when reserving a home or condo as not every home allows pets. A fee of \$20 per pet, per night will be charged, some restrictions apply. Homeowners and/or Management reserve the right to accept or deny pets. Pets reported or found in non-pet homes is cause for termination of contract, immediate removal of guests, and forfeiture of any and all payments.

**Damages:** Renting a home with Cascara includes an Accidental Damage Protection Plan cost, depending on the home. The plan covers certain accidental damages up to \$500. Damages in excess of \$500 to the rental home including, but not limited to, excess carpets spots, damage by pets, and/or a home left in unreasonable condition, are the financial responsibility of the registered guest. If damage does occur during your stay, you must report it even if it is included in the damage waiver.

**Maximum Occupancy:** Limits are strictly enforced per Deschutes County code 5.12.020 & 5.12.060. If maximum occupancy is exceeded, you will be asked to vacate the property and forfeit any rental payments.

**Lost Keys and individual home amenities access passes:** There is a \$25 charge for each key that is lost or not turned in upon check-out. Amenity access passes (laminated or electronically coded) must be returned to their hooks in the home or Guest will be responsible for cost replacement of lost amenity access cards.

**Cleaning Fee:** All units have a non-refundable cleaning fee. Please contact us upon arrival should you require further cleaning assistance.

**Amenities & appliances:** Individual home amenities such as hot tub, washer/dryer, appliances, audio/video equipment, etc. are subject to down time for repair or maintenance. Should there be a concern with any items upon your arrival, please call our office. We will make every attempt to repair or replace items as such that are in need during your stay. All items within the homes are inspected periodically. Items such as bicycles and hot tubs at homes are to be used at guest's personal risk. Such items are to be inspected by the guest prior to use. Guests are to report any needed repairs to such items. Cascara is not liable for and does not guarantee the quality or safety of bikes or other items provided at the property.

**Check In/Out:** Check-in time is typically between 4 and 5 PM. During peak seasons check in time can be delayed. Check-out time is 11:00 AM. There are no exceptions made during busy or holiday seasons unless previous arrangements have been agreed upon.

**Smoking:** All Cascara Vacation properties do not permit smoking inside the vacation homes or condos. This includes, but is not limited to tobacco, marijuana, vape pens, vaping, cartridges containing liquid nicotine, hookahs, cigars, or any lighted inhaled material. Any damage caused by smoking is 100% the responsibility of the guest on file. Sunriver is surrounded by the abundant wooded area of the Deschutes National Forest, which makes for a very high wildfire risk in the warm months.

**According to Sunriver Owners Association Rules and Regulations:**

Smoking of cigarettes, pipes, or other substances on or along any road, drive, lane (except within an enclosed motor vehicle), pathway, trail, or any SROA owned property is prohibited unless specifically permitted by signage.

**Other:** Cascara is not responsible for lost or stolen items. Registered Guests must be 21 years of age or older. Subletting of a rental home is strictly prohibited. These rules, regulations, and guidelines are subject to modification at any time without notification. Rates are subject to change. Any reservations made under false pretense will be subject to forfeiture of advance payment of rental deposit and the party will not be permitted to check in. There are no refunds due to natural or man-made disasters, electrical black-outs, loss of telephone or utility service or events beyond Cascara's control. Rates are subject to change.

Complete Sunriver Rules and Regulations can be found at:  
<https://www.sunriverowners.org/Home/ShowDocument?id=322>

# Common Sunriver Rules

## Quiet Hours

10:00pm -7:00am

## Smoking

Smoking is prohibited in Sunriver. Exceptions include the following: on private property, in an enclosed motor vehicle or when specifically permitted by signs.

## Fires

No open fires are permitted, except in indoor fireplaces and wood stoves. Use only gas or electric barbecues. Discard burning material, such as cigarettes and fireplace ashes, in a fireproof container only.

## Drones

ALL drone flights are prohibited in Sunriver without prior written approval from the Sunriver Airport and Sunriver Owners Association.

## Pets

Pets must be attended when not confined to their owner's property. Keep pets under effective voice or leash control. Persons walking dogs must have a leash in possession at all times. Please clean up after your pets.

## Vehicles & Parking

Maximum speed limit is 25 mph in Sunriver. Vehicles must be parked on owner's property or in designated parking areas. Do not park along roads, commons and do not block passage of emergency vehicles or snowplows.

## Electric/E-Bikes

Whether you call it an E-Bike or an Electric Bike, only one type is allowable on Sunriver's pathways: If you're still pedaling (pedal assist motor), you're OK. If it has a throttle and you can stop pedaling, it's considered "motorized" and is not allowed.



## Recreational Vehicles

Motorhomes, campers or trailers may not be used for overnight accommodations. Recreational vehicles including motorhomes, campers, boats, snowmobiles, motorcycles and trailers may be parked only in an enclosed space on owner's property or in the driveway on a temporary basis not to exceed 48 hours within a seven day period.

## Weapons, Firearms & Fireworks

Use of weapons and firearms are prohibited, including guns, air rifles or pistols, CO2 guns, paintball guns, bows and arrows and slinghots. All fireworks, including safe and sane, are prohibited.

## Cardinal Landing Bridge

Do not jump or dive from the bridge; underwater obstructions create extremely hazardous conditions.

## Rental Units

Nuisance caused by over occupancy, noise, illegal parking or other unacceptable behavior is prohibited.

## Wildlife

Do not approach wildlife; they may appear tame, but they are unpredictable wild animals. Never feed wildlife, except birds. Do not allow pets to harass or chase wildlife. If you have questions about wildlife, contact the Sunriver Nature Center at 541-593-4394.

*For a complete list of Sunriver Owners Association rules and regulations visit, [www.sunriverowners.org](http://www.sunriverowners.org)*

**Report any violations  
immediately to:**

**Sunriver Police Department  
24/7 Dispatch  
541-693-6911 (non-emergency)**

By renting a home with Cascara Vacation Rentals you agree to Cascara's Terms and Conditions as well as Sunriver Homeowners Association Rules and Regulations or other property jurisdiction.

Thank you for choosing Cascara Vacation Rentals!