

## ***Brockway Springs Resort***

Brockway Springs Resort's location on the north shore of Lake Tahoe offers you a kaleidoscope of things to do and see whatever your mood or lifestyle; from skiing and boating, to exciting casino night life, to a quiet evening in front of the fire. On-site our Recreation Area has two tennis courts, a year-round heated outdoor swimming pool\*, fishing and boating pier, a Lakeview clubhouse to relax and take in the lake front view, coed sauna (bathing suits required) and a fitness room. Your vacation condo becomes the ideal spot for an affordable family get-together, intimate weekend or a week away from it all.

\*Swimming pool closed twice a year for maintenance.

Once you arrive at Brockway Springs all you will need are your personal items. Our condominiums are completely furnished units with cable TV, DVD/VCR and a sound system. The kitchens are full-size and fully equipped with dishwashers, self-cleaning ovens, microwaves, blenders and coffee makers. Of course, all bedding, linens and towels are provided. Outside you will find patio furniture and electric barbecues.

All our condominiums are privately owned year-round homes, so furnishings and decorations vary from unit to unit. Most of our lake view one and two-bedroom townhouses have fireplaces with centrally located laundry facilities. Most of our three-bedroom lake view townhouses have fireplaces and all with washers and dryers. The four-bedroom lakefront townhouses have it all.

The Brockway Tower, our seven stories high-rise with 3-bedroom accommodations, has great views of Lake Tahoe and the Sierra Nevada mountains. The three-bedroom units (no fireplaces or washers and dryers) have either a lake view or are lakefront and have ground floor laundry facilities available for a minimal charge.

**BOOKING POLICY:** Reservations can be booked one year in advance of arrival. For **SUMMER RESERVATIONS ONLY**, you may book starting June 1st for the following summer. Management reserves the right to change accommodations/assigned unit and to refuse service, up to and including the day of arrival.

**RESERVATIONS:** Reservations will require a deposit of approximately 50% down payment at the time of booking. We will accept VISA/MasterCard or Check payment. Final Payment is due 90 days prior to arrival.

\* **CANCELLATION/CHANGES** made prior to **90 days** of arrival are fully refundable less the \$50 processing fee. Cancellations on **90 days or less** will forfeit the entire amount. Only the nights that are re-rented will be refunded, including the cleaning fee and tax associated.

**HOUSEKEEPING FEES:** A one-time departure clean fee of \$84-\$222 (depending on size of unit) will be charged upon final payment. Midweek or additional cleans may be requested for an additional fee.

**FINAL PAYMENT:** Balance of payment is due 90 days prior to arrival Visa and MasterCard are honored as payment. If you wish to pay by check it must be received prior to the 90-day arrival point. **A \$50.00 processing fee is applied per reservation. Rates are subject to change at any time without notice.**

**CONDITIONS:** Any day arrival. Two night's minimum stay required. During restricted stays, High Season/Summer & Holidays (7 night's minimum for Summer & 4 night's minimum for Holiday (unless otherwise posted.) We will accept reservations for less than 7 nights based upon availability 30 days prior to the arrival date. We reserve accommodations for the dates that you request and often turn away other potential guests. **We do not overbook. Therefore, we are unable to refund for early departures, arrivals a day late or reservation changes within the cancellation period stated above.**

**DAMAGES:** Guest(s) are liable for all damages to the premises and to the unit furnishing, equipment and household items therein which occur during Guest's occupancy. **Credit Cards are used as a security deposit for the property.** All rental units are privately owned.

**FURNITURE/KEYS:** Guest shall not move furniture or furnishings within the premises. Guest agrees to pay Brockway Springs P.O.A. \$50.00 per lost/missing key & card, \$50.00 lock out charge and \$100.00 to move furniture back if applicable.

**RECREATIONAL FACILITIES:** Year-round heated outdoor swimming pool\*, two tennis courts, pier, a clubhouse, a coed sauna (bathing suits required) and a fitness room.

\*Swimming pool closed twice a year for maintenance.

**RESTRICTIONS:** **NO PETS, MOBILE HOMES, RV'S, CAMPERS, BOATS, JET SKIS, TRAILERS AND MOTORCYCLES ARE PROHIBITED.** Prior off-site arrangements must be made.

CHECK-IN TIME: 4:00 PM      CHECK-OUT TIME: 11:00 AM

Reservation hours – 8:00 AM to 4:00 PM

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