**CABIN AT ELKHORN RIDGE - RENTAL RULES** **July 5, 2024**

**NO PETS OR SMOKING**

Please treat our cabin as if it were yours and leave the property in the same condition, or better, as it was when you arrived. Let us know immediately if there are damages, things that don’t work, or any issues that concern you, that would concern us. Most importantly, we want you to enjoy your time at the cabin!

1. Smoking is NOT allowed on the property.
2. People other than those named in the Guest party may not stay overnight on the property.
3. Pets are NOT allowed on the property. ☹
4. We welcome supervised children, but please know that the cabin is NOT child-proofed.
5. Housekeeping: There is no daily housekeeping service included in the rental. Linens and towels are included for the cabin, with extras in the hall closet or bedrooms. We suggest you bring old or beach towels for use outside.
6. Parking: A single-car garage is attached to the cabin. The automatic garage door opener is not available for use by renters, but you may park carefully inside the garage and use the door opener on the wall by the door to the laundry room. Other parking areas should not block the road or cause harm to the grass during rainy times.
7. Fireplace: The propane gas logs are vented. DO NOT add paper or other combustible materials to the fireplace. When the gas logs are in use, please keep the glass doors open. Do not leave the logs burning overnight, or if unattended. When finished with the logs, turn the fire off and close the glass doors. (Instructions on mantle)
8. Water and septic: The cabin is on city water with a septic system. Feminine products should be wrapped up and put in the trash can.
9. Keep the property and all furnishings in good order and use appliances for their intended use only.
10. Shoes should be worn at all times when on the porch, deck or outside. We are not responsible for injuries.
11. Fire pit: Only burn wood or suitable items in the fire pit. A hose is hooked up to the exterior water hydrant and is available when a fire is burning. Only have a fire when it is attended by an adult.
12. Grill: The grill must be moved far away from the cabin wall when in use and as it cools down. Please treat this as if it were yours – clean up your mess!
13. Creek access: We do not provide floating devices, boats or kayaks. Elkhorn Creek is small, and sometimes the water flow will restrict boating. Although the farm has some access to the creek, we cannot guarantee it will be available during your stay. Best access is at our entrance across the bridge into Scott County….left side of the road.
14. There is NO hunting allowed on this property.
15. Elkhorn Ridge Farm is a 195-acre working farm. We have two barns that are visible from the cabin. You may walk or bike on the farm rock roads, or drive your vehicle. Please respect our need to freely work on the farm.

**The Cabin at Elkhorn Ridge Farm**

1334 Georgetown Road, Fire Gate 15 Midway, KY 40347 Mail: PO Box 602 Midway, KY 40347

Mike and Amy Perry amy.perry424@gmail.com Amy Cell: 859-227-0615 Elkhornridgecabin.com

**CABIN AT ELKHORN RIDGE – Parties & Gatherings July 5, 2024**

**No pets or smoking**

Although the Cabin is located on a large farm, we are not set up for space and parking to accommodate large groups. We are licensed in Woodford County as a short-term rental for six people. Below are the current Cabin Rules for regular rentals, plus, additional requirements pertaining to parties and gatherings:

1. REGULAR CABIN RENTAL
2. The cabin must be rented for a minimum of two days for the renter to have a small gathering.
3. The $300 refundable security deposit must be collected in advance for the cabin to be rented.
4. Cabin guests may have up to (10) ten people in total on the premises, with the rules of the cabin pertaining to all guests.
5. Rental payment is based on the number of people who spend the night.
6. PARTY OR GATHERING: (the cabin must be rented for a minimum of two nights to have a gathering/party)
7. There is a maximum of 20 people at one time at the cabin. Cabin owners must know about any parties in advance.
8. There is an additional $200 security deposit (refundable) for a party/gathering of up to 20 people.
9. There is an additional charge of $100 - $300 for a party/gathering of up to 20 people.
10. Guests visiting the cabin during a party or gathering must remain in the cabin area.
11. The Cabin cannot be rented for weddings or receptions
12. We have no mosquito control in place at the cabin.
13. Our (3) three folding tables and extra chairs may be used carefully for events.

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**The Cabin at Elkhorn Ridge Farm July 5, 2024**

**Cabin Description and Amenities**

The cabin and exterior space were heavily renovated in 2016. It offers a quiet retreat for people looking to enjoy picturesque Woodford County farmland with creek access. We are conveniently located just off the I-64 exchange and three miles from the lovely city of Midway, KY. The cabin is a comfy 1,100 square feet with an attached 1-car garage. Supervised children are welcome, but there is no smoking, no hunting and unfortunately no pets on the property. The cabin is available as a vacation rental and offers a reduced rate if renting by the week or month. We are wheelchair accessible thru the sliding door into the kitchen. Please see our policies on parties or gatherings at the cabin.

* BEDROOMS: bedding supplied

 3 Bedrooms

 Owner’s Suite – queen bed

 Second Bedroom – queen bed

 Third Bedroom – full bed

* BATHROOMS: fluffy towels, soap & hair products supplied

2 Bathrooms – one with tub/shower, the

 Master suite is a new tiled walk-in shower

* ENTERTAINMENT: (Direct-TV & Wi-Fi)

Den flat-screen large TV on fireplace

Owner’s suite large flat-screen TV

 Second bedroom, TV for local stations only

 DVD player in the closet of the 2nd bedroom

 Radio in second bedroom

* DINING:

Inside dining area seats 6

Bar seats 2

Porch, covered seating 4

Outside extra tables and chairs for 10

* KITCHEN: fully-stocked

Coffee maker (Keurig and regular drip)

Refrigerator/freezer with ice-maker

Dish washer (with detergent)

Electric Stove/Oven

Micro-wave, toaster, hand mixer, blender

Cooking utensils, pots, pans, bakeware

Dishes & utensils

Paper products (napkins, paper towels,

 plates and plastic cups, etc.)

Bar ware (wine glasses, etc - under bar)

Placemats, household items are in laundry area

* OUTSIDE:

Front porch and yard seating

Covered Back porch and a deck with plenty of

 outside seating

Grill, propane

Fire pit

Access to walk/bike our farm

Elkhorn Creek access is not guaranteed

Great farmland and nature views!

* GENERAL:

Air Conditioning, forced-air heat

Smoke detectors in multiple locations

Clothes washer and dryer with

 some laundry detergent/dryer sheets

Iron and ironing board (master closet)

Hair dryer, master bath

**FOR YOUR PLEASURE:**

We are providing “Get You Started” pastries from the Midway Bakery & coffee/tea (Keurig pods) for your first morning with us (no creamer provided). These treats will not last your entire stay, but it will give you time to stop at a grocery!

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**Find it All – Nearby** Verify times with the businesses before going Pg 1 of 2

**Clark’s Pump-N-Shop** nice deli, groceries, very new, fuel

Next to I-64 Midway exit on cabin road

 Open 24 hours

300 Lacefield St., Midway, KY

**Shell Station / Midway Food Mart** Groceries, newspaper, 24-hr fuel pump

 1 mile away near I-64 exchange/421

 Open 24-7 (except hour late Sunday night)

1004 Green Gables Dr., Midway 502-424-3603

**Midway Corner Grocery** Groceries, newspaper, Racing Form, fuel

 3 miles away in Midway best hamburger in town, local flavor

 Open Sun 6am-9pm; Monday-Sat 5am-9pm

 301 North Winter Street, Midway 859-846-4712

**Kroger Marketplace, Georgetown** Everything, plus liquor store

 10 minute drive – open 24-7

106 Marketplace Circle, Georgetown, KY

**The Pavilion,** Swimming & exercise

 10-15 minute drive – thepavillionky.com

 140 Pavilion Drive, Georgetown, KY 502-863-7865

**Falling Springs, swimming & exercise**

 15-20 minute drive – vwcparksrec.com

 275 Beasley Drive, Versailles 859-873-5948

**Things we love to do – Nearby**

**Visit these websites for info on events and opportunities in our area:**

\*\*\*Midway activities, shopping and local restaurants (meetmeinmidway.com) \*\*\*

Lexington (visitlex.com) Kentucky Living Magazine (kentuckyliving.com) Kentuckytourism.com

Calendar.kentucky.com

Lexington Herald Leader (ky.com) Georgetown News-Graphic.com woodfordsun.com

**Local Restaurants**: see complete list at meetmeinmidway.com

Holly Hill Inn – 426 North Winter Street, Midway. 859-846-4732 hollyhillinn.com

Midway Bakery - 510 Versailles Road, Midway 859-846-4336 Midwayschoolbakery.com

Wallace Station – 3854 Old Frankfort Pike, Versailles 859-846-5161 wallacestation.com

**Horse Farm Tours** UnBridled Horse Tours - custom tours! unbridledhorsetours.com

 Martha Martin, 859-333-8940 MBMartin326@aol.com

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**Things we love to do – Nearby, continued** Pg 2 of 2

**Kentucky Horse Park** 4089 Iron Works Parkway, Lexington kyhorsepark.com

 15 minutes from the cabin 859-233-4303

**Old Friends** (Thoroughbred horse retirement farm) oldfriendsequine.org

 1841 Paynes Depot Road Georgetown

 8 minutes from the cabin 502-863-1775

**Daniel Boone’s Grave, Frankfort Cemetery** kentuckytourism.com

 15 minutes from the cabin 215 E. Main Street, Frankfort 502-227-2403

**Distillery Tours – Bourbon!**

Woodford Reserve woodfordreserve.com

 25 minutes from the cabin 7855 McCracken Pike, Versailles

 859-879-1812

Buffalo Trace Distillery buffalotracedistillery.com

 30 minute drive from cabin 113 Great Buffalo Trace, Frankfort

 866-729-3722

**Shopping malls**:

Hamburg Pavilion hamburg-pavilion.com

 15-20 minutes from the cabin Sir Barton Way, Lexington

Fayette Mall

 30-45 minutes from the cabin 3401 Nicholasville Rd., Lexington shopfayette-mall.com

**Evans Orchard and Cider Mill**  evansorchard.com

20 minute drive from the cabin 198 Stone Road Georgetown

502-863-2255

**Riding Stables**

Nancy Brannon, Brannon Stables

 859-983-0856, call or text. Located on Ironworks Pike

Three Day Farm, 1620 Fisher’s Mill Rd., Midway 502-863-3939 threedayfarm.com

**Midway, Woodford County** meetmeinmidway.com

There is nothing prettier than driving in and around Midway!

Shopping, restaurants, horse farms, etc. Don’t miss Midway-Versailles Road.

**What you hopefully won’t need!**

**Georgetown Community Hospital**

1140 Lexington Road, Georgetown 502-868-1100

**Woodford County Ambulance** 859-873-8057

**Woodford County Police** 859-873-7374

**Woodford County Fire** 859-873-4100

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