

DRY GROVE

Guest Rules & Check-Out Guide

Welcome

Dry Grove is shared family property. Visits are by arrangement. These rules exist so every guest finds the place clean, safe, and ready — sometimes weeks later. Thank you for treating it with care.

Scheduling & Access

- **Check-out:** 11:00 a.m. **Check-in:** 1:00 p.m. (two-hour turn window on overlapping days)
- Typical stay: a few days. A week only with prior approval.
- Do not extend a stay or interfere with another guest's plans without approval.
- **Gate:** Keep the gate closed. Lock it anytime the cabin will be unoccupied. Use the visitor combination lock; leave both padlocks secured when you leave. Do not share the combination beyond your approved party.

Cabin Rules

Topic	Rule
Dogs	No dogs inside the cabin.
Smoking	No smoking inside the cabin.
Linens	Bring your own; take them with you when you leave.
Bathroom	Remove all personal items. Do not leave shampoo, razors, feminine products, or similar “for next time.”
Kitchen / food	Clean the kitchen. Remove all food you brought. May leave: unopened soft drinks and water, tea bags, and coffee.
Alcohol	Not prohibited, but the owners do not drink and some guests (including families with children) prefer not to see it. Do not leave spirits on the fridge or in plain view. Take alcohol with you.
Opened supplies	Cleaning supplies and a few “I forgot” items (soap, toothbrushes, etc.) are provided. Once you open a package, it is yours — do not leave opened packages behind.
Conduct	No drunkenness. No non-prescription drug use. Violations may end the visit.

Children

Children are welcome. Adults are responsible for supervising them at all times — especially near the lake, woods, equipment, barn, and road.

Wildlife

Do not feed wildlife near the cabin. Secure food and trash so animals are not attracted to the living area.

Fires, Grill & Outdoor Burning

- Burn only in the **designated area** unless you have special permission.
- Never leave a fire unattended.
- Keep water or an extinguisher at hand while burning.
- No burning during high wind or burn-ban conditions.
- No accelerants (gasoline, etc.) on wood fires.
- Keep a clear perimeter of leaves and brush around the designated burn area.
- Fully drown, stir, and feel for heat before walking away.
- **On check-out: all coals must be cold/dead.**

Equipment & Grounds Work

Zero-turn mower, tractor, bush hog, and similar equipment: **use only with explicit permission.** If permission is given, you are fully responsible for your safety and the safety of others. Do not assume permission from a past visit.

Barn & Storage

Family members and recurring guests may keep **one** labeled, water- and rodent-proof container in the barn for regular-use items (boots, tackle, etc.). No other personal property may be stored in the barn or on the property without express permission.

Firearms

When not in use, firearms must be kept secure in vehicles. Follow all Mississippi laws. Hunting only if and when the owners explicitly allow it; never discharge toward the cabin, barn, roads, or neighboring property.

Lake & Fishing

Use at your own risk. Supervise children. Do not leave tackle, line, or trash at the water.

Security

Security cameras are present on the property and record **video and audio**.

Damage & Breakage

Report damage or breakage promptly. Do not leave broken items for the next guest to discover.

Emergency Contacts

- Primary contact: _____
- Alternate contact: _____
- Local emergency: **911**

Trespassing

If you are told to leave and do not within the time allotted, or are told not to return and you do without express permission, you are trespassing and may be prosecuted.

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Check-Out Checklist

Leave the place ready for the next guest — it may be weeks before anyone returns. Check each item before you lock the gate.

- ☐ Personal items removed (bathroom, bedrooms, common areas)
- ☐ Bathroom cleaned
- ☐ Kitchen cleaned; food removed (except allowed unopened drinks / tea / coffee)
- ☐ No alcohol left in the cabin or in view
- ☐ Opened supply packages taken with you
- ☐ Linens taken with you
- ☐ Trash handled properly
- ☐ All fire coals cold/dead
- ☐ Window AC units unplugged
- ☐ Dehumidifier on the counter, drain hose to the sink, set to run
- ☐ Lights off; cabin secured
- ☐ Gate closed and locked (both padlocks)

Optional: If the next guest is arriving the same day, send a quick photo of the kitchen, bathroom, and main room.

Thank you for leaving Dry Grove ready for the next family.