



**SOUTH MUSKOKA
REALTY** Ltd, Broker

COTTAGE INFORMATION

2007

A NOTE TO OUR GUESTS: As the Cottage Owners would like to welcome you to our cottage, and we hope you have an enjoyable vacation. The next few pages include some useful information on the operation of the cottage. As this property is our family cottage, we ask that you respect it as you would your own. In the event of any problems, please do not hesitate to contact us. Just as you have found the place to be clean and well looked after, we ask that you treat it the same way and vacate it in same manner for the next guests.

Entertaining and having guests is part of cottage life, but because of the septic, water and bed capacity, we ask that you abide by the maximum number of people in occupancy. The maximum number of people permitted in each cottage (including children), unless previously approved in writing by the Owner, is as follows:

The Folly & Folly Petite:	Maximum of ten (10) people.
Rock In:	Maximum of ten (10) people.
Bemans Point:	Maximum of ten (10) people.
Lambs Quarters:	Maximum of eight (8) people.
Shoreside:	Maximum of eight (8) people.
The Willows:	Maximum of eight (8) people.
The Hideaway:	Maximum of six (6) people.

In addition, our neighbours have escaped to their cottage to get away from the hustle, bustle and noise of city life, and we ask for your consideration in being quiet and private, and to respect the other people in the area. Your thoughtful consideration would be appreciated. Please respect other people's private property and privacy.

EMERGENCY CONTACTS: CALL 911 for Fire, Ambulance and Police

In addition we have the following emergency numbers

Police: 1-800-461-4455;
Fire: 705-526-2366;
Ambulance: 705-526-5466;
Public Hospital in Midland: 705-526-3751
Hydro (Power Outage Line): 1-800-434-1235
Bell Telephone: 310-2355

COTTAGE OWNER:

The Cottage Owner can be contacted through SMR as follows:

South Muskoka Realty Ltd
3 Twyford Road, Toronto, Ontario, Canada, M9A 1V6
Phone: 416-239-6860 Fax: 416-239-1037 After Hours Cell: 416-464-1393
Email: south.muskoka.realty@sympatico.ca
Website: www.southmuskokarealty.com

COTTAGE ADDRESSES, PHONE NUMBERS:

All the cottages are located on Gloucester Pool:

1. **THE FOLLY** – 85 Island Drive, off Nicholson’s Road, off Sweets Portage Road
Exit 162 off Highway 400/69, Port Severn
Phone Number: 705-538-0780
2. **HIDEAWAY** – 82 Island Drive, off Nicholson’s Road, off Sweets Portage Road
Exit 162 off Highway 400/69, Port Severn
Phone Number: 705-538-0460
3. **SHORESIDE** – 73 Island Drive, off Nicholson’s Road, off Sweets Portage Road
Exit 162 off Highway 400/69, Port Severn
Phone Number: 705-538-0995
4. **ROCK IN** – 427 Sweets Portage Road, off Nicholson’s Road, Exit 162 off Highway 400/69, Port Severn
Phone Number: 705-538-2563
5. **LAMBS** – 60 Old Oak Lane, off Nicholson’s Road, Exit 162 off Highway 400/69, Port Severn
Phone Number: 705-756-2115
6. **BEMANS** – 2057 Bemans Point Lane, off Tower Line, off Irish Line, off Big Chute Road, Coldwater
Phone Number: 705-686-3144
7. **THE WILLOWS** – 44 Valley Road, off Lone Pine Road, Port Severn
Phone Number: 705-538-1165

ARE YOU INTERESTED IN BUYING A COTTAGE?

South Muskoka Realty is a licensed Real Estate Broker. We have access to cottages that are available for sale in the general area. While on vacation if you are interested in obtaining information on properties for sale and wish to see some, please let us know. We would be delighted to assist you and to act as your "buyers" agent.

HEATING:

The cottages are all heated with either electric or propane heat. Please ensure all thermostats are turned down to 5 Degrees when leaving.

FIREWOOD:

Most of the cottages have wood burning fireplaces. Firewood is available for the fireplace. Please ensure the wood-box, including kindling wood, is full when you leave, and the ashes cleaned out.

OUTDOOR CAMP FIRES:

Camp fires are only permitted in the fire-pit provided. The Ministry of Natural Resources is very concerned about forest fires, so please ensure the fire is put out before going to bed.

GARBAGE DISPOSAL:

Do not leave garbage outside. Country critters (racoons, skunks, bears etc) love garbage, so please don't leave the garbage outside. Garbage bags are provided for your use, and there are **garbage containers for disposal. Specific instructions are where to take your garbage is at your cottage. Please ensure you take all your garbage with you to the dump / disposal buns when you leave.**

WATER SOURCE:

The cottage water comes from a pump in the lake. There is a filter system but you should **bring Bottled Drinking Water** with you. **If the hydro goes off, so does the water pump. If this does happen, don't panic, and as soon as the hydro comes on, so does the water.**

If any problems occur with the water system, please call Dunlop Plumbing in Coldwater (705)-835-2104, and advise them what Heerdegen cottage on Gloucester Pool you are staying at. Dunlop's provide a prompt and efficient service.

SEPTIC SYSTEM:

The cottages have a septic system. **All septic systems are sensitive. DO NOT PUT ANYTHING down the toilet other than natural waste and toilet paper. No paper towels, kleenex, tampons, pads, matches, hair, grease, strong chemicals or cigarettes etc. These items are guaranteed to block the system, and you will not want that. Only flush when necessary.**

If the power goes off for an extended period, fill up the toilet tank with water from the lake. But only flush very occasionally otherwise the holding tank will overflow. Do not drive or park on the Septic Bed.

POWER OUTAGES - ELECTRICITY SERVICE (HYDRO):

Hydro Electricity and Other Services – the cottages are all in a rural part of Canada and hydro electricity, phone and other utilities are supplied to the cottage by such Utility Companies. Occasionally, or by an Act of God, such services may be disrupted before or during your vacation. We as the Owners apologize in advance if such disruption occurs during your vacation. They are usually only off for a few hours, but sometimes it may be longer. We, as cottage owners cannot be responsible for any losses or damage caused by power outages. No rental discounts or refunds will be provided for power outages. You can contact **Hydro One (Power Outage Line): 1-800-434-1235. Please quote the Hydro Account Number and Cottage Phone Number (listed below) to report an outage.**

1. THE FOLLY – 85 Island Drive, Port Severn
Phone Number: 705-538-0780
Hydro A/C #: 78260-17820
2. HIDEAWAY – 82 Island Drive, Port Severn
Phone Number: 705-538-0460
Hydro A/C #: 53260-15600
3. SHORESIDE – 73 Island Drive, Port Severn
Phone Number: 705-538-0995
Hydro A/C #: 03261-33000
4. ROCK IN – 427 Sweets Portage Road, Port Severn
Phone Number: 705-538-2563
Hydro A/C #: 96861-17045
5. LAMBS – 60 Old Oak Lane, Port Severn
Phone Number: 705-756-2115
Hydro A/C #: 40721-43003
6. BEMANS – 2057 Bemans Point Lane, Coldwater
Phone Number: 705-686-3144
Hydro A/C #: 96921-29006

AIR CONDITIONING:

Most of the cottages have air-conditioning. Turn the thermostats to 25 Degrees (no lower). Please ensure all doors & windows remained closed at all times when using the air-conditioning.

APPLIANCES:

In addition to the usual appliances, we have provided for your ease and comfort a dishwasher; most cottages also have a washing machine & dryer. Please use these appliances sparingly as they consume large amounts of water that affect the septic system. Please use common sense when doing the dishes and laundry.

Gas Barbecue: This is provided for your use. If the propane tank runs out, **please refill it** at the Shell Garage in Port Severn. Please do not leave the tank empty, and clean the grill after each use. Please turn both BBQ and Tank to "OFF". **Please clean BBQ grills when you leave.**

Television/DVD/VCR: All the cottages have a TV, DVD & VCR system. We suggest you also bring a few favourite movies with you for the DVD & VCR as there are only a few local channels on the TV. There is also a radio/stereo/DVD player in the cottage.

Satellite: There is a Satellite system in some of the cottages (see Cottage Feature Sheets). You are responsible for any pay-per-view channels that you order.

BEDS AND BEDDING:

Please ensure that you bring your own bedding (sheets, pillows, comforters, sleeping bags etc) as required. Also please bring your own towels and tea-towels. For overseas visitors we can provide bedding and towels for an additional nominal fee, but please advise us at least 10 days in advance of your vacation start date. The following is the bed sizes in each of the cottages:

The Folly: **Master Bedroom:** One queen bed
 Bedroom 2: One double bed and a set of (two) single bunk beds
 Bedroom 3: One double and 3 single bunks

Folly Petite: **Master Bedroom:** One queen bed
 Loft (Bedroom 2): One double bed

Rock In: **Master Bedroom:** One queen bed
 Bedroom 2: One queen bed
 Bedroom 3: A set of (two) double bunk beds
 Bedroom 4: A set of (two) double bunk beds

Hideaway: **Master Bedroom:** One double bed
 Bedroom 2: A set of (two) single bunk beds
 Loft (Bedroom 3): One double and 2 single beds

Lambs: **Master Bedroom:** One queen bed
 Bedroom 2: One double bed
 Bedroom 3: Two single beds
 Bedroom 4: Two single beds

Shoreside: **Master Bedroom:** One queen bed
 Bedroom 2: One double bed & a set of (two) single bunk beds
 Bedroom 3: A set of (two) double bunk beds
 Bedroom 4 (Bunkie): One double bed

Bemans: **Master Bedroom:** One queen bed
 Bedroom 2: One king bed & a set of (two) single bunk beds
 Bedroom 3 (Loft): Two futon double beds
 Bedroom 4 (Den): One double sofa bed

MARINA LOCATIONS:

There are several marinas, public launch facilities etc around the lake. Nicholson's Marina is on Little Go Home Bay, Whites Marina in Whites Bay, Narrows Marina (Shell), and several at Port Severn.

BOATS & RECREATIONAL EQUIPMENT:

A canoe or kayak is provided at each cottage at no additional charge. Please only use the boats that are assigned to your cottage, even if there are other boats in your boathouse or at your dock. When you have finished using these water toys, please ensure that they are returned to the boat-house or dock, and securely fastened. Ontario Law requires proof of a Boating Licence required for all motorized boats.

If you require a motorized fishing boat (10 hp) to tour the lake or go fishing, we can arrange a rental for you at an additional cost of \$350 per week, but there is a limited supply of these boats so they may not be available. **Please note the gas/oil mixture is 50:1. Just ask at the marina when you fill up the tank, but remind them to add the oil.** Please ensure the tanks are full when you have finished your vacation.

Ski Boat: Ski-boat and Seadoo Rentals are available directly through Muskoka Boat Rentals. Please refer to their website: www.muskokaboatrentals.com. To ensure availability, please make your reservations early. Ask them to deliver the boat to the closet marina to your cottage. (either Nicholson's Marina or The Narrows.)

Use of any boats & recreational equipment are at your own risk and liability. The Holidaymaker is fully responsible and liable for his actions and any damage caused resulting from such use.

All boat occupants must wear an approved life-jacket (Holidaymakers to supply their own); do not over-load any boat or go out in rough weather (use common-sense); Only Approved Boat Operators (with an Ontario Boat Safety Certificate) are permitted by LAW to drive any motorized boat. Children are not permitted to use any boats at anytime unless supervised and accompanied by an adult. Do not use any boats after dark.

Boating accidents are serious; don't risk your life or someone else's. **BE CAREFUL.**

If our fishing boats require any repairs etc, please contact Don Fisher on 1-705-686-7758; Don services and repairs our boats when required.

COMMUNITY NOTES:

Our cottage community is very inter-dependent. We know everyone and everyone knows us, and we all keep an eye on each other's property. If anyone asks who you are, explain you are guests of the owner. Your due consideration of our place in our cottage community will be appreciated - please no loud noise or parties after 11pm, and please respect the neighbourhood and environment.

Local shopping is at Port Severn (General Store, Liquor/Beer Store, etc); IGA Supermarket in Coldwater; Big Chute Marina Railway; Midland area; Wye Marsh Conservation Area; Tennis Courts at Rawley Lodge, Port Severn;

Golf: Sunnylea (Village of Port Severn) in Port Severn; Bonaire in Coldwater; Brooklea in Midland; Horseshoe Heights & Settlers Ghost at Horseshoe Valley; Hawkridge in Orillia; Rocky Crest, The Rock & Taboo in Muskoka; Horse Riding Stables - off Big Chute Road;

Skiing: Mt St Louis Ski Hills (20 minutes south on #400); Horseshoe Valley Ski Resort (30 minutes south on #400); Collingwood / Blue Mountain (1 hour's drive).

Restaurants: Rawley Lodge, Inn at Christie's Mill, Severn Lodge; Grist Café in Coldwater, South Bay Cove Marina, Driftwood Café, Amices Restaurant.

Other Activities: Casino Rama in Orillia, Avalon Spa at Inn at Christies Mill.

Points & Places of Interest: Big Chute Marine Railway, Bala, Port Carling, Gravenhurst, Bracebridge, Parry Sound, Midland & Penetang, Orillia, Barrie, Wasaga Beach,

TELEPHONE /FAX / INTERNET ACCESS:

You are welcome to use the phone for local calls. **Any long distance calls must be charged to another number or charged to your Phone Calling Card.** Any long distance charges billed during the period of your occupancy will be rebilled to you or deducted from your security/damage deposit.

We can also arrange a fax machine for those who can't stay away from the office!

Internet access is available from the phone line – you will have to make your own arrangements for a local connection from your service provider.

OTHER NOTES:

OUR PERSONAL ITEMS: As you are aware, this is our family cottage. We have left certain personal items in the cottage that we ask you not to use.

USE OF OUR FOOD SUPPLIES: There may be some food supplies and provisions in the cottage which you may use if you need to, but we ask that you replace any supplies that become depleted during your stay.

PETS: Household pets are welcome, but please keep them on a leash or under your control at all times. Please "stoop and scoop".

CHECK IN TIME: Check In time is Saturday 3:00 PM unless prior agreed in writing.

CHECK OUT TIME: Please adhere to the check out time of Saturday 11:00 AM unless otherwise provided for. We need time to prepare the cottage for the next guests.

NOTES ON INSECTS, LOCAL WILDLIFE etc: Ants, bugs, insects, mice and other creepy-crawlies are all part of cottage country and cottaging. We try our best to keep them under control, but nature sometimes does its own thing. Various pesticides etc are available at the cottage if you get attacked by a monster. However, please use common-sense and remember you are in the country where these things live. To discourage these pests, please endeavour to keep exterior screen doors closed at all times.

DOGS: You may get a "welcome to the cottage" visit from one of the local dogs. They are very friendly and harmless; however don't feed them or let them inside the cottage. If they become a nuisance, tell them in a stern voice to "go home". They are usually obedient!

NO SMOKING: We would greatly appreciate it if you do not smoke inside the cottage. There are ashtrays provided for outside use. Please remove butts and ashes when you leave.

CAR PARKING: Please respect our neighbours property and privacy and do not park your cars / boats etc on their properties. If in doubt, please ask.

BREAKAGES AND REPAIRS:

We would really appreciate it if people have the courtesy to advise us if they break something or something needs repairing. We thoroughly check the cottages between rentals, but sometimes we will not notice something that has broken or in need of repair. It is frustrating for us and more importantly, very annoying for the next holidaymakers to arrive and find that something does not work. Please show us the courtesy of advising us if something is broken or needs repairing.

If we find something broken, missing or not working after you leave and you have not advised us, a Damage Charge will automatically be levied.

HOUSEKEEPING / MAID / CLEANING SERVICE:

We can arrange for mid-week or mid-vacation cottage cleaning if you require it; the cost will be advised to you in advance and will be payable directly by you to the cleaning staff.

CLEANING CHECK LIST and DEPARTURE INSTRUCTIONS:

By the time you get to read this section of notes, we hope you are fully relaxed and have had a great vacation at the cottage. Thank you for your thoughtfulness and consideration in leaving the cottage as it was on your arrival.

Departure Time is Saturday 11.00 am unless specifically agreed to in writing. We ask that you have your belongings outside of the cottage by this time.

It is your responsibility to do a basic clean, take your garbage, strip all beds and wash any linens / towels that you may have used.

We have a Housekeeping service that will do a final check of the cottage after your departure, but your assistance in leaving the cottage in a clean & tidy manner will be appreciated.

Cleaning equipment and supplies are provided for your use. If you deplete any of these supplies, please replace them for the next guests.

We have provided a housekeeping / cleaning check list which we ask you to use prior to your departure at the end of your stay. Check off each item to ensure nothing is left. (Please note that it is required that the cottage be left clean and tidy. If the property requires excessive cleaning following your departure, appropriate deductions will be made from your Security/Damage Deposit).

PLEASE LEAVE THE COTTAGE, clean and tidy, AS YOU WOULD EXPECT TO FIND IT.

INSIDE COTTAGE:

- () Sweep and damp mop all bare floors, and vacuum all carpets
- () Dust throughout
- () Wipe off all table/counter tops and all appliances (kitchen, bathrooms, laundry)
- () Clean Stove
- () Clean Microwave
- () Empty Dishwasher
- () Empty Fridge(s) and wipe out
- () Empty all garbage containers
- () Check the Coffee Maker - Don't leave grounds in filter
- () If applicable, launder any cottage linens (bed, bath, or kitchen) that were used, and put them back on the beds.
- () Clean tub/shower, toilet, sink, mirror etc in the bathroom(s)
- () Fireplace - make sure fire is out, flue closed, and ashes cleaned up and disposed of. BUT DON'T empty hot ashes outside; they cause forest fires
- () Fill up the Firewood box, including kindling wood.
- () Clean fingerprints/smudges from all doors, windows etc
- () Replace all the furniture to the position you found it in

DECKS / OUTSIDE AREAS

- () Ensure all patio furniture, cushions etc are properly stored
- () Check and dispose of all cigarette butts, garbage, dog poop
- () BBQ: Ensure grill is cleaned, tank & BBQ turned-off, utensils put away. DON'T leave the tank empty
- () Check storage shed/area doors etc, and make sure every thing is properly stored and locked up
- () If recreational equipment was used, please return to proper storage area
- () Make sure all **boats** are securely tied to docks/boathouse, and the gas tanks full.

GENERAL

- () Check all windows, make sure they are closed and locked and drapes & blinds are closed
- () Lock all doors, and return all keys as directed
- () Empty garbage cans, and remove garbage to Garbage Containers on South Bay Rd (just over the highway)
- () Please don't leave behind empty beer cases or pop cans/cases
- () Turn down all thermostats
- () Turn OFF all lights
- () Check for personal belongings indoors and out (all rooms, drawers, under beds, waterfront etc)

REPAIRS REQUIRED:

Please list any items that are broken or need repairing / replacing.

SUGGESTIONS / COMMENTS:

In an effort to make your vacation more enjoyable, we would appreciate receiving your comments (positive & negative) on the cottage and its amenities:

UNLESS OTHERWISE SPECIFIED, CHECK OUT TIME IS SATURDAY 11:00 AM

On behalf of the Heerdegen family and South Muskoka Realty we want to thank you for being our guests - please come again. Our cottages are fully winterized and available for year round rental.