

## GLAMPING IN THE VINEYARD

### THE ESTATE

- The Estate consists of the gated lands (approx. 100 acres) adjoining the Authentic Seacoast Distillery/Brewery and Distillery House to the east and north, accommodating our vineyard, hopyard, apiary, garden plots, flower gardens, Greenhouse (coming soon), Festival Tent (coming soon), forests, trails, Yurts and related infrastructure, guest services buildings and Mussel Cove wharf.
- Neighbouring properties are off-limits to Guests including Williams' House and dock, as well as the Country House and Cabin.
- See map.

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### ORIENTATION

#### Check-In

- Yurt Check-In time is 2:00 pm. to 6:00 pm. Reception is open 8:00 am to 6:00 pm. The Distillery/Brewery hospitality room is open until 9:00 pm
- All Guests must register at Reception before they are permitted on the Estate. This is for the safety and security of all persons.
- During registration, Staff will:
  - welcome Guests,
  - confirm reservation details, obtain Guest information, payment details and confirm Check-Out time,
  - have Guests complete a health status questionnaire as required for contact tracing and to ensure Guest and Staff safety,
  - inform Guests of Estate policies and procedures, including safety information and other items listed herein,
  - provide Guests with a map of the Estate and provide information about services and experiences offered,
  - take reservations for dining at DesBarres Manor, if requested,
  - arrange equipment rentals and schedule tours,
  - assist Guests should they wish to purchase Authentic Seacoast products at the distillery/brewery,
  - answer questions about Authentic Seacoast and our community.
- Following registration at reception, Guests and their luggage will be transported by Staff using our Club Cart(s) to their Yurt, where they will be introduced to the features of their accommodation and learn about all that we offer to enhance their visit with us.

#### Check-Out

- Yurt Check-out time is no later than 11:00 am. Late check-out charges apply (Exhibit A)
- Guests may contact reception to obtain assistance in moving their luggage using a Club Car to reception and the parking lot,
- Guests are requested to complete a questionnaire to provide Authentic Seacoast information about their experience,
- Guests are asked to provide a Trip Advisor or other rating agency comment.
- Obtain Guest contact information (with their approval) to continue the relationship and to provide further information in the future.
- Wish folks a pleasant journey.

#### Club Carts

- Club Cart(s) are available for use by Guests to explore the estate (subject to availability). Surcharges applies (Exhibit A).
- Club Carts must remain on designated cart paths to prevent damage to our vineyard and landscape.
- Several areas are designated off-limits to ensure Guest safety and the privacy of other Guests, neighbours and to protect our landscape.

#### Parking

- Parking for Guest vehicles is available at no charge in our distillery/brewery parking lot adjacent to the Estate.
- Guests may not stay overnight in their vehicles in the parking lot.
- The use of our parking lot is at the sole risk and responsibility of our Guests. Authentic Seacoast is not responsible for any damage or loss caused to vehicles or their contents while anywhere on our properties.

#### Reservations and Cancellations

- Given high demand and limited availability, reservations require a 100% deposit for accommodations which will be charged at the time of reservation. Guests have up to two (2) weeks prior to their arrival date to cancel at their convenience their reservation with no penalty except for a 10% administration fee. No deposits will be returned should a Guest cancel within the 14 days prior to the arrival date.
- However, deposits will be refunded in full if the reason for the cancellation is due to Authentic Seacoast's inability to facilitate the visitation. This however does not apply in the event of a governmental agency imposing industry-wide performance restrictions over which Authentic Seacoast is not responsible. In such cases, Guests who cancel within two weeks prior to their expected arrival may elect to either defer their deposit and reservation until such time as the agency removes such restrictions or obtain their deposit less a 10% administration fee.

#### Vehicles

- No Guest vehicles are permitted on the Estate.

#### Yurts

- Our four (4) season Yurts are 17' diameter wool-insulated Mongolian-style tents, that are canvas covered on insulated flooring, each on its own raised decks varying in size from 30'x30' to 30'x40', situated throughout our beautiful oceanfront property. Each has a spectacular view, including that of our vineyard and ocean. All are just steps away from our oceanfront.
- Our Yurts have multiple screened windows, with roll-up transparent covers and insulation, that are adaptable to prevailing conditions.
- All are equipped with a pneumatically operated openable transparent skylight that provides daylight and enhanced ventilation.
- All are equipped with wood stoves to enhance Guest comfort.
- There are four general interior Yurt layouts (Exhibit B).

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### GUESTS

#### Children

- Parents and/or Guardians are solely responsible for the children in their care. Young children (12 and under) are not to be left unattended.
- The Estate is surrounded by the ocean and there are freshwater ponds and brooks throughout. Children, when near water, should wear life safety equipment (suitable personal flotation devices). We have a limited supply of PFDs available for adults and children (subject to availability).
- Children aged 13-18 may be independently accommodated in their own Yurt; however, Parents/Guardians need to be nearby, within vocal range and accommodated in the nearest Yurt (overnight).

#### Occupancy Limitations

- The maximum occupancy of our Yurts is 2 adults (>=18 years old) and 2 children (<18 years old), subject to installed bed format specified for each Yurt.
- Bedding is provided (see below). Cots, sleeping bags, foam pads nor additional beds are not provided.

# AUTHENTIC SEACOAST

- Maximum stay is 14 overnights. Minimum stay, during peak season, is 2 overnights.

## Visitors

- Visitors are welcome to sample product, purchase Authentic Seacoast merchandise and beverage alcohol, and schedule a tour at the distillery/brewery.
- Visitors are not permitted on the Estate for the safety, security and tranquility of our Guests.

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## SERVICES

### Guest Services

- Guest Services include:
  - Reception and hospitality room at the distillery/brewery, which is open to all Guests from 8:00 am to 9:00 pm;
  - Guest Services Building #1, which features washrooms, showers, laundry and lounge space, with charging station, open to all Guests.
  - Guest Services Building #2, an off-grid facility, featuring composting toilet, food prep and wash-up station, open to all Guests.
  - Guest Services Building #3, an off-grid facility, featuring composting toilet and food prep station, only available to guests staying at Yurt#10.
- WIFI is available at all Yurts and is provided at no additional cost to Guests.
- Rental of the following equipment (subject to availability) can be arranged at Reception. Surcharges apply (Exhibit A):
  - Bicycles + helmets (departing distillery/brewery)
  - Sea kayaks (departing Mussel Cove wharf) and Canoes (departing Mussel Cove wharf), Paddles, PFDs
  - Fishing rods, line and lures
  - Club Cars (departing distillery/brewery)
  - Guests wishing to rent equipment will be required to sign a hold harmless and indemnification agreement to limit Authentic Seacoast's exposure related to Guest's use of the equipment.
- Wharfage. Use of the Mussel Cove wharf is available to Guests. Surcharges apply for Guest-owned watercraft (Exhibit A).

### Alcohol

- The sampling, purchase and use of beverage alcohol at the Estate is governed by the prevailing regulations of the Provincial Government.
- Qualifying Guests may sample and purchase beverage alcohol products at the distillery and consume these products on the Estate in designated areas.
- Designated areas include: Yurt area, Yurt Firepit and Communal Bonfire area.
- Guests must not consume or be over the legal limit when using our Club Cars or any rental watercraft.
- Guests may not take an opened beverage alcohol container or glass containing beverage alcohol, from the distillery to the Estate.
- Beverage alcohol products not purchased at the distillery/brewery, may be brought onto and consumed responsibly by Qualifying Guests on the Estate (though of course, we prefer Guests to become fans of our offerings).

### Bedding

- All beds include duvets, duvet covers, pillows, pillow sheets, bed sheets and mattress protectors.

### Boats

- Private boats may be docked at the Mussel Cove Wharf and at other locations on the Estate. Guests are not to board or interfere in any manner with these boats.

### Composting Toilets

- Traditional toilets are available at Guest Services Building #1. Off-grid composting toilets are in use at GSB#2 and #3. Please follow instructions on use.

### Dishes, Flatware, Mugs and Cutlery

- A clean set of dishes, flatware, mugs and cutlery are available in each Yurt. If you choose to use any of these items, please wash them prior to your departure at the Guest Services Building.

### Drinking Water

- Water supplied to our Guest Services buildings is withdrawn from the aquifer underneath the Estate by our drilled wells and is filtered at the distillery and made available for consumption. It is regularly tested and is potable. Guests should use supplied potable water available at our Guest Services Building for drinking, cooking and washing up.
- Other freshwater in our ponds and brooks are naturally regenerated and subject to prevailing environmental conditions.

### Fires

- Fires are only permitted at designated locations, which are:
  - Wood stoves in the Yurts
  - Wood fired-hot tubs
  - Fire pit at each Yurt
  - Communal bonfire area (only under Staff supervision)
- Compliance with Department of Natural Resources fire burning policies is required at all times and may limit the use of open fires, particularly during hot, dry summer conditions.
- Do not use any flammable liquids to start or attempt to re-start a fire. The latter can cause very serious personal injury and property damage.
- Extinguish all outside fires before you or others depart the area.
- Do not use our wood stoves in our Yurts to cook. They are solely used to warm the Yurt.

### Firewood

- Dried firewood is available for purchase at reception.
- Only supplied firewood may be used on the Estate. This is to reduce the introduction of pests and other foreign items into our environment.
- Guests are not permitted to collect firewood or kindling from other areas of the Estate for safety reasons and to prevent damage to our landscape.

### Food Service

- The glamping experience does not include the provision of Guest meals.
- Guests may choose to bring their own food and do their own cooking using the Weber BBQs or firepit available at each Yurt.
- Coffee, tea, pop and other drinks, as well as limited breakfast supplies, are available at Reception
- Guests are encouraged to experience our fine dining at nearby DesBarres Manor. Reservations are strongly recommended.

### Food Preparation

- Food preparation and cooking is not permitted in our Yurts.
- Food preparation is permitted outside on our picnic tables and cooking can be accomplished on our Weber BBQs or fire pit.
- BBQs are propane-equipped. Propane is supplied at no additional Guest expense.

### Hot Tub Use

- Guests are welcome to use our beautiful wood-fire hot tubs that are situated on the decks adjacent to our Yurts. They are solely for those Guests who are staying at the affiliated Yurt and other Guests who wish to join them.

# AUTHENTIC SEACOAST

- With prior notice (24 hours is preferred), Guests can request their use. Our staff will inspect the hot tub and bring the water to temperature (it takes 1.5 hr<sup>+</sup>). Guests are responsible for maintaining the water temperature subsequently with firewood available for purchase.
- Guests with skin conditions, who might be contagious, who have flu or COVID-like symptoms, or sensitivity to high temperatures, are not permitted to use our hot tubs or sauna, in consideration for their own safety and other Guests.
- Bathing suits are required.
- Upon final use and guest departure, hot tubs are drained, sanitized and re-filled with fresh water for the next guest(s).
- Surcharges apply (Exhibit A).

## Housekeeping

- All Yurts are inspected, prepped, cleaned and sanitized before each Guest's visit in accordance with "Clean it Right", COVID and Provincial protocols.
- Items on the Equipment List will be confirmed as being present after each Guest's visit. Missing or materially damaged items will be noted and charged to Guest's account at our cost + 15% admin fee.
- During Check-In and while COVID protocols are in-effect, Guests will be informed that Housekeeping will not do daily housekeeping activities (such as providing fresh towels, linens, turn-downs, ....) during the Guest's stay, unless specifically requested by Guest and approved by the House Manager. Extra fresh towels can be obtained at Reception.

## "Dog Friendly"

- Dogs are the only "pet" permitted to be on the Estate.
- Two (2) Yurts are designated "dog friendly". Dogs are not permitted in any other Yurt.
- A surcharge of \$25 per night for each dog shall apply.
- Guests must pick-up after their dogs and dispose of waste in the indicated containers.
- Dogs need to be on a leash of no more than 6' at all times when in public.
- Dogs are not permitted on the furniture and certainly not on our beds.
- If your dog has been in the water or rolled in the mud, please clean, dry and wipe down your pet before bringing it into your Yurt.
- Dogs that disturb the enjoyment of others, particularly at night, may be asked to leave along with their owners. No refunds are provided in such circumstances.
- Dogs must not be left unattended.
- Dogs are not permitted in any Guest Services Building, nor in the Distillery/Brewery. Dogs may rest in the enclosed area outside the distillery, with their owner(s) nearby.
- Owners are fully responsible for any damage caused by their dogs.
- Guests are encouraged to bring a kennel for their pet. A kennel can be supplied to accommodate your dog with prior notice.

## Power

- Yurts #1, 2, 3 and 4 offer full electrical 120 V service.
- GSB#1 offers full electrical 120 V service and power charging stations for personal electronics.
- Yurts #5, 6, 7, 8, 9 and 10 are off-grid. Limited power charging is available at GSB#2 and #3 from our solar panels.

## Sauna

- Our panoramic cedar sauna is available at no additional cost to Guests. Reservations are required.
- Maintaining respectful sauna protocol is required.
- Bathing suits are required.
- Users are requested to wash down the cedar benches both prior to and after use with supplied fresh water.
- As the sauna is electrically heated and illuminated, before you leave ensure the sauna is turned off.

## Wheel Chair Access

- Yurt #1 offers a barrier free Guest experience.
- Guest Services Building #1 offers a barrier free washroom.

## Wood Stoves

- To enhance the comfort of our Guests, Yurts are outfitted with wood burning stoves. They provide wonderful illumination and steady warmth.
- Only dried firewood purchased at Reception may be used in our stoves. The use of wet wood or kindling will likely cause excessive smoke, loss of heating efficiency and the buildup of creosote in the stove and chimney.
- Do not overfill the fire box, which may lead to overheating of the stove and excessive heat in the Yurt.
- **Do not chop or break apart any wood inside the Yurt or on the decks to avoid damaging our facilities.**

## Yurts and Ventilation

- Our Yurts offer natural ventilation through the openable skylight and the zippered screened windows.
- Please close both the skylight and windows should rain be in the forecast and when you leave for the day.
- During times of the year when biting insects become too friendly, consider closing the skylight while keeping the screened windows open for ventilation, to discourage their visitation.
- Our Yurts are insulated with wool fabric on the inside and aluminized on the outside to reduce interior heating and for warmth retention in the winter. Guests who are sensitive to wool should be aware of this interior environment.

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## NATURE AND THE ENVIRONMENT

### Apiary

- Yes, our bees are working diligently to produce the finest honey that Guysborough County has to offer and to pollinate the many plants in our community. Our bees will be found near their hives which are at various locations on the Estate and shown on our map. Our bees are unlikely to bother anyone if left to their own, as they have their important jobs to do. Please do not approach our hives except in the presence of one of our very knowledgeable beekeepers.
- Surrounding some hives are solar-powered electric fences to prevent bears and other animals from interfering with our bees' work. Do not touch any of the wires or you will receive a serious jolt.
- If you know that you will have an allergic reaction should you be stung, please remember to bring your Epi-Pen.
- If you have concerns about bees, please inform Staff at reception.
- We conduct beekeeping workshops for young and old throughout the year, and if you have an interest in learning more about these amazing creatures, please let us know.

### Fishing

- Guysborough County is a wonderful place to fish for freshwater species, with its many lakes and rivers, as well as to explore our harbours and bays for pelagic species.
- Licenses are required for freshwater species and can be purchased at the Department of Natural Resources office in nearby Boylston or from several retail stores in the area. Please carefully review the regulations before heading out. Conservation Officers take their jobs very seriously.
- Pelagic species may be fished subject to Department of Fisheries and Oceans regulations.

# AUTHENTIC SEACOAST

- Guests may fish for mackerel from our Mussel Cove marina dock. A license is not required.
- Please do not fish in either Otter, nor Muskrat ponds. Fishing is minimal and you might snag an otter, beaver or muskrat.
- If you wish to arrange a guided fishing experience, with plenty of notice, please let us know; we'll see if a guide might be available.

## Firearms or Hunting Bows

- Firearms, hunting bows or airguns of any type are not permitted on the Estate.

## Plastics

- It is astonishing how much plastic gets washed ashore onto the beaches of our ocean playground. Plastics in the ocean are a significant problem as they degrade very slowly and are consumed or entangled by ocean creatures (i.e., sea turtles).
- If you see any plastic along our shoreline or carelessly thrown away by a Guest, please pick it up and bring it to one of our waste containers for our disposal. As part of our environmental stewardship and partnership with Ecology Action Centre, we really have to do what we can to protect the sea creatures and environment that make Nova Scotia such an incredible place.

## Waste

- Each Yurt is equipped with waste baskets for generic, organic and recycled waste, which can be emptied to secured bins available at various locations on the Estate. Please separate your waste.
- Remember generic waste will be disposed at the municipal facility. Do not dispose of any hazardous waste in these receptacles. Take it with you.

## Wildlife

- The Estate is blessed with wildlife, whether it be soaring eagles, cackling crows, frolicking otters, curious foxes, squirrels, mackerel, trout, Canada geese, etc..
- Please do not feed any of the wildlife as this will change their behaviours and habituate them to our presence.
- Our foxes, known to collect golf balls, are fun to watch. They are more wary of us than us of them and will keep their distance. However, if you have a small dog, it might be wise not to encourage their interaction.
- Coyotes and black bears are found in Guysborough County. They are not known to frequent the Estate. If you see one, let the Staff know.
- Crows are incredibly intelligent and resourceful. We have a resident population that are amazing to watch. Don't be surprised that if food or garbage is left unattended at your Yurt site, it may disappear or be strewn about. Please keep food and garbage inaccessible to our feathered and furry friends.

## Working Farm

- The Estate is a working farm. Agricultural activities are underway throughout the year at our vineyard, apiary, gardens and hopyard.
- Guest and employee safety is our first priority. We require our Guests and their children not to climb on, use, interfere with or play with any of our agricultural equipment, whether or not Staff is in attendance.
- We ask our Guests not to pick, trample on or damage any of our plantings.

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## SAFETY AND SECURITY

### COVID-19

- Authentic Seacoast will take all reasonable measures to ensure the health and safety of its Guests and comply with prevailing regulations.
- Guests shall acknowledge and understand that despite these measures, Authentic Seacoast's ability to do so as it relates to COVID-19 transmission is dependent on factors beyond its control, not the least of which is the veracity and accuracy of Guest-supplied information. Guest understands that Authentic Seacoast does not provide, nor is qualified to provide medical or health advice, recommendations nor instructions, to Guests, who are encouraged to consult their medical professionals, and that visiting and staying at the Estate is done at the Guest's risk, and that the Guest shall hold Authentic Seacoast harmless, defend and indemnify it against any claim Guest shall bring against Authentic Seacoast for any damages or injuries claimed by Guest or by damages or injuries caused by Guest to other guests.

### First Aid Kit

- All Yurts are equipped with a First Aid Kit, which must remain in the Yurt.
- If in the event that you need to use the contents of the Kit for an incident, please do so. Kindly inform Staff that you have removed materials from the Kit, so that they can be replaced for subsequent Guests.

### Fire Extinguisher

- All Yurts are equipped with a Fire Extinguisher, which must remain in the Yurt.
- They are to be used solely for emergencies to extinguish a fire in the Yurt or in proximity to the Yurt.

### Medical Emergency

- We are very fortunate to be within a few minutes of Guysborough Memorial Hospital, which is located just down Ferry Lane.
- If a medical emergency occurs, immediately **phone 911** and take appropriate measures to stabilize the affected individual(s). When appropriate, inform our Staff so that we can provide assistance, as best we can in the specific circumstances.

### Personal Property

- Authentic Seacoast is not responsible for Guests' personal belongings or possessions, including theft, loss or damage thereof.

### Privacy

- All Guests shall respect the privacy of other Guests while visiting the Estate.
- Some Yurts are within both visual and hearing range of their neighbours.
- Remember, sound travels while near the water and in the open.
- Our Yurts are wool-insulated canvas tents, which only partially muffle sound.
- Bathing suits are required in our hot tubs and sauna.

### Quiet Times

- It is our desire to ensure a relaxing and rejuvenating experience for our Guests while visiting with us.
- We discourage boisterous behaviour that interferes with the enjoyment of other Guests and have Quiet Time from 11:00 pm to 7:30 am.
- Exceptions to this, determined at the sole discretion of Staff, might occur during special events or when all Guests, who might be otherwise affected, are in agreement to modifying Quiet Time.
- Guests who exhibit boisterous behaviour that interferes with the enjoyment of others and are unwilling to reasonably modify their behaviour at the request of Staff, will be asked to leave immediately. No refund(s) will be provided.

### Security

- Access to our gated Estate is only available to Guests, employees and contractors who we know.
- All Yurts have independent locks and can be locked on the inside. Surcharges apply for lost keys.
- Several RCMP families live on our Lane and the RCMP detachment is minutes away if help is needed.
- Random patrols of the Estate are performed by Staff throughout the day.
- Video surveillance of various public locations around the distillery/brewery is in continuous operation.

### Tents

- Guests are not permitted to erect any tents or structures on the Estate.

[www.seacoaststay.ca](http://www.seacoaststay.ca)