We’ve learned that circumstances / issues come up with groups of guests staying in the Inn that don’t necessarily come up with single-room guests. While some or all of the items on this list may seem silly or completely outside the bounds of how you or your friends behave, we hope you understand that the list has evolved based on our experiences and is an attempt to avoid misunderstandings by laying out expectations in advance. So, here are some guidelines to help you enjoy your stay while respecting the innkeepers and property:

1. At all times, please remember that in addition to being a B&B, this is our HOME, please treat it accordingly.
2. The kitchen is off limits to guests, especially the refrigerator/freezer. If there is something you need, contact the innkeeper so we can get it for you. This rule is for health code reasons and we appreciate your strict compliance.
	* Note: Each guest room has an in-room refrigerator for your use and there’s a full size refrigerator / freezer in the first floor alcove near the guest powder rooms. If you need additional refrigerator / freezer space, just let us know and we’ll do the best we can to make room for your item(s) in the Inn’s refrigerator/freezer.
	* Ice Trays and ice buckets can be found in the 1st floor guest refrigerator / alcove.
3. We understand that groups often need to move furniture around order to play games or converse with your friends. We ask that when you leave, either to go out for the day, go out for dinner or go to bed at night, that you return the room(s) as you found it(them). This includes moving all furniture back, picking up all trash and removing any personal items. Any dishes (ie: coffee mugs) that need to be washed may be left on the front reception desk.

If you have rented the rooms at the Inn ***and*** the Smithton Guest House next door, we suggest you consider congregating at the Guest House where you have much more space, both inside and out.

1. Weathered Vineyards Wine Tasting Room:
	* NOTE: Our Wine Tasting Room is open to the Public Thursday – Friday from 4 to 8pm, Saturday from 12 to 8pm and Sunday from 12 to 6 pm. Please be aware and keep this in mind, especially if there are young children in your group. They cannot be in the tasting room unaccompanied and of course, must be well behaved.
	* During the Wine Tasting Room operating hours, you are not permitted to have personal alcoholic beverages in public areas of the Inn. You may of course consume personal alcohol within your private rooms.
	* The Tasting Room is closed to guests except during the hours when open to the public or by request.
2. Parking:
* Please note there is only One Parking Space available for each Guest Room in the Inn (7 Total parking spots). These spots are designated by parking signs indicating B&B Parking Only. Please only park in a designated spot. Non designated spots are for the Wine Tasting room customers and other non-overnight visitors of the Inn. If you have additional vehicles, there is ample overflow parking five doors down at the Ephrata Recreation Center.
* Guests staying at the Guest House need to park in the driveway of the Guest House, not in the Inn Parking lot.
1. If you need to reach the innkeepers, you can either ring the bell on the front desk or call us on the house phone at 717-733-6094. We typically go to sleep between 9-10 pm, so please bear that in mind when calling.
2. The innkeepers live on site, and have neighbors nearby. Our rule, both inside and outside the building, is that quiet-time begins at 9:00 pm.
3. Our B&B is a non-smoking facility. We allow smoking outside, but ask that you properly dispose of cigarette butts in the trash. There is a special receptacle on the front porch. Please make sure all nearby windows and doors are closed when you’re smoking so that odors don’t venture indoors.
4. Apart from the wine tasting room (during our hours of operation), the facility is for guests only. Permission is required (and only polite) to bring additional friends / guests into the Inn. If you’d like to have a happy hour or party on site, let us know and we’d be happy to work with you, depending on the circumstances, an additional facility use fee may apply.
5. Cancelation Policy: For Group Bookings, our cancelation policy is that a 50% deposit (not including tax) is charged at the time of booking and the remaining balance (not including tax) is charged 30 days prior to your scheduled arrival. At that time you are responsible for the entire value of your reservation unless we are able to rent some or all of the rooms you reserved (your refund will be based on what we’re able to book).

Please let us know a little bit about your guests, their arrival plans, and any dietary constraints so that we can best accommodate them during their stay with us:

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| Room | Name | Arrival Time | # in Room | Any Dietary Constraints |
| 1 – Sage Room |  |  |  |  |
| 2 – Yellow Room |  |  |  |  |
| 3 – Chocolate Room |  |  |  |  |
| 4 – Blue Room |  |  |  |  |
| 5 – Red Room |  |  |  |  |
| 6 – Crimson Dove Suite |  |  |  |  |
| 7 – Tailor’s Cottage |  |  |  |  |
| Smithton Guest House |  |  |  |  |