



Welcome



to

*The Cape Haven
Lake House!*



Welcome Note

Welcome to The Cape Haven Lake House! I hope your journey was pleasant and comfortable. We are so glad you decided to stay here and we sincerely hope you relax and have a great time.

Our lake house is located in Harrison, Tennessee on the infamous Chickamauga Lake, which is widely-known for having some of the best year-round fishing in the country. Be sure to enjoy the 3-level dock- there is a fantastic gathering area on the second level complete with a fire pit table, hammock, mini-fridge, and plenty of comfortable seating for everyone. The upper level has chairs for sunbathing and a swing overlooking the lake- the views of the lake in the evenings are spectacular!

Some recommendations I could make are swimming (during the warm months), boating, fishing, and enjoying the sunsets from the deck, dock, and balconies. The Cape Haven Lake House is only about a 30-minute drive to downtown Chattanooga, TN, which has an abundance of excellent restaurants, events, taverns, shopping, and more! We are happy to share our special getaway and all the amenities it has to offer with you and truly hope you enjoy it as much as we do.

This book contains information about the house and area to help you enjoy and make the most out of your stay. You should find everything here that you need, but if you have any questions that isn't covered, please reach out and let us know how we can help.

We hope that you enjoy your stay and visit us again in the future!

Sincerely,

The Lake Haven Lake House Team

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EMERGENCY INFORMATION:



IN CASE OF EMERGENCY, **DIAL 911**

Nearest Medical Center:

CHI Memorial Hospital



Phone Number: (423) 495-7100

Address: 2051 Hamill Rd., Hixson, TN 37343

Nearest Vet Clinic:

Wolftever Pet Wellness Group
6225 TN-58, Harrison, TN 37341
(423) 344-1913



Fire Department: (423) 643-5600



Police Department: (423) 698-2525

Neighborhood

: You are in Hamilton County, which is in Harrison, Tennessee (a suburb of Chattanooga, TN)

Address: 6633 Cape Haven Drive, Harrison, TN. 37341

First Aid & Emergency Supplies:

Laundry Room (located in the cabinets):

- First Aid Kit, Scissors, Basic tool set, Emergency Flashlights

Kitchen Pantry: First Aid Kit, 2 fire extinguishers



CHECK-IN TIME IS 4:00PM

CHECK-IN INSTRUCTIONS:

- Check-in begins at 4:00pm EST
- For your convenience, you will come down the driveway to the garage and enter the property through the walk door with the electronic keypad beside the garage door.
- Guests may utilize and park in the garage.
- The home is accessible via keyless entry. The code will be the last 4 digits of the primary phone number used on your Evolve reservation or a unique code that will be assigned and sent prior to arrival.
- Please inform the Guest Contact of any problems or concerns upon arrival, so we can work to address these immediately.

Have fun and enjoy your stay!



CHECK-OUT TIME IS 10:00AM

CHECK-OUT INSTRUCTIONS:

- Check-out is by 10:00am EST
- Please ensure you check out by the specified time, as the cleaning team will arrive shortly after.
 - Late check-outs are not permitted unless prior arrangements have been made and approved by the host.
 - If you'd like to request a late check-out, please contact us through Evolve or the contact details provided in this manual. However, please be informed that we will not be able to grant your request if we have a same-day check-in.
- Before you leave, please:
 1. Log out of any personal accounts on the Smart TVs
 2. Carefully look around, check under beds, and look in drawers to ensure no personal items were left behind.
 3. Load and start the dishwasher.
 4. Take or dispose of any food left in the fridge and/or pantry.

5. Gather all trash (including trash at dock, deck, and balconies) and take to the outside trash can located in the garage.
6. Ensure all furnishings, décor, and items are put back where you found them.
7. Ensure that the propane on the dock fire table and deck grill are turned off and grill cover and fire pit table cover/plate are put back on.
 - *For the dock fire pit table- replace metal cover and open side panel to access propane tank. Rotate knob on the top of the propane tank to the right to turn off.*
 - *For the grill, locate the red shut off valve near the brick wall and rotate perpendicular to the line.*
8. Turn off all lights and fans (except those marked or covered to be left on).
9. Make sure all windows are shut and latched.
10. Close and lock the front door and doors to the back deck from the inside. Close the garage door. Exit through the walk door in the garage and press the lock button on the keypad. Please check the door to ensure it is locked.
11. The housekeepers will take care of stripping the beds and washing the sheets, please just make sure all used beds are turned down (and the pull-out bed in the office is left pulled out if it was used) so they will know which ones were used and need to be changed.

Have a great time at your next destination! If you enjoyed staying here, please leave a review. If there were any problems, or you have any suggestions, email me and let me know how I can improve. Thanks again!



PARKING INSTRUCTIONS:

The home has a driveway and a 2-car garage available for guests to use. Please be aware that the driveway space is limited and is also narrow and steep- be advised that parking is limited. There is no street parking or overflow parking available.



**PARKING ON THE STREET IS STRICTLY
PROHIBITED AT ALL TIMES.**



The home can accommodate up to a maximum of 5-6 vehicles, however, the driveway is narrow and small and more vehicles makes coming and going rather cumbersome. We encourage our guests to carpool/limit the number of vehicles as much as possible to allow room for the vehicles to enter and exit the driveway when needed. Due to the nature of the driveway, we recommend that anyone traveling with trailers or boat trailers make alternate arrangements to park them nearby and not on site.



Please exercise caution when pulling any vehicles into the garage. Note the height of the garage door before pulling any vehicles into the garage to ensure there is enough clearance height for your specific vehicle.



Please be aware that in the event there is ice or snow, you may not be able to get in or out of the driveway and/or access road due to the steep grade. Please plan accordingly.



GUEST CONTACTS & INFORMATION:

Should you need any assistance or have any issues, the contacts are listed below:

Guest Contact:	Secondary Guest Contact:
Jill Henderson	Dave Haynes
(423) 838-8070	(423) 595- 2566
capehavenlakehouse@gmail.com	capehavenlakehouse@gmail.com

Please note:

- *Service hours are 9:00am-5:00pm Monday – Friday, for non-emergency calls. If you need assistance, feel free to email any questions and we will be happy to respond or call you promptly during service hours.*
- *For any emergency issues, please call the contacts above.*
- *Requests or calls made after 9 PM EST may not be returned till the next day (unless it is an Emergency).*

Evolve Vacation Rentals- 1-877-818-1014





HOUSE RULES:

Rule #1: No Unregistered Guests Allowed

Only the specific guests noted in the booking are allowed on the premises. A violation of this house rule will result in the immediate removal of all guests (and any visitors) from the property without a refund. If there is a disturbance with more than the occupants specified in the listing, a \$25 per guest fine will be charged.

Rule #2: No Parties or Events

Parties, events, and/or large gatherings are strictly prohibited.

Rule #3: No Smoking allowed inside the home or garage

Smoking is permitted outside only. Please smoke responsibly and refrain from throwing cigarette butts on the ground, in the lake, or around the property. Always ensure butts are fully extinguished before throwing in the trash.

Rule #4: Pets are welcome, but please be considerate, and:

- *Keep them off the sofa, furniture, and beds*
 - *Supervise your pets to ensure they are safe and to reduce the potential for damages*
 - *Show good judgement if/when leaving your dog alone in a strange place- pet anxiety in a strange place can lead to substantial damages*
 - *Respect the neighbors and do not allow pets to bark outside*
 - *Be responsible pet owners and clean up after your pet(s) and respect our home*
-

Rule #5: Do not exceed the number of guests

The maximum occupancy is 14 persons, including infants and children. Please refrain from bringing friends or family whose names are not stated in the reservation.

Rule #6: Respect our home and furnishings

Indoor furniture, décor, appliances, or supplies should not be moved or re-arranged. Please keep things in their current place. Please keep pets off of the furniture and beds. Please treat our house with the same respect as you would your own home.

Rule #7: Respect our towels & linens

Please be respectful of the bedding and towels. Do not eat or drink in the bedrooms and keep pets off the furniture and beds. Makeup/foundation, face creams, and tanning products will stain and/or bleach linens and towels. Please avoid using regular hand/bath towels with all skin products. Please use our provided make-up washcloths. No bathroom towels are to be removed from the property (i.e., for lake use). Separate beach towels are provided for this purpose. Any missing or unsalvageable linens/towels will be charged to the guest- \$20 for each damaged towel and \$25 for each damaged sheet.

Rule #8: Absolutely NO parking is allowed on the street

Cape Haven Road is very narrow and serves as the only access in or out of many nearby properties. Street parking is strictly prohibited at all times. While traveling on Cape Haven Road, you are likely to encounter other vehicles, deer, and wildlife so please drive slowly and carefully. Please note that the surrounding area is heavily populated with deer so use extreme caution while traveling in the nearby areas during your stay.

Rule #9: Please respect the noise curfew

Excessive noise is prohibited. Guests must keep noise levels to a minimum so as not to disturb the occupants of neighboring properties- especially during sleeping hours of 9:00pm-9:00am. We encourage you to enjoy the deck, dock, and outdoor spaces, but please respect the neighbors and keep the noise levels reasonable.

Rule #10: Safety and Outside Facilities

- *Guests are responsible for the safety and security of their children and pets at all times.*
 - *Children ages 12 and under must be supervised and accompanied by an adult at all times on the deck, balconies, stairs, dock, and while in or near the lake.*
 - *No more than a maximum of 6 guests, at any given time, are permitted on the top level of the dock.*
 - *For safety reasons, it is not permitted to use any glassware or bring glass items on or around the deck, dock, or lake.*
 - *Please note that the use of the boat and wave runner (lower level of dock) are privately owned and may not be used by guests.*
 - *Please do not move or relocate outdoor furnishings and items.*
 - *Supervise your pets at all times.*
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Rule #11: No illegal substances allowed on the premises

Illegal substances are strictly prohibited and grounds for immediate eviction from the property. You and your guests agree that any drug use on the property, or using the property for any unlawful purpose, or violation of any law or ordinance on or about the property will immediately terminate your occupancy and be grounds for immediate eviction from the property. You shall be liable for any and all costs incurred by Host and the refund will not be provided for the remaining balance of your stay.

Rule #12: Must be at least 25 years old to book

You must be at least 25 years old to book this property.

Rule #13: Please do your dishes, take out the trash, and tidy up

Be sure to maintain a good level of cleanliness during your stay. As a reminder, guests are expected to clean up after their pets, wash their dishes, tidy up, and gather/take out the trash (including trash at dock and on the decks and balconies) to the outside receptacle at check-out.

Rule #14: Proper Use of Garbage Disposal

We kindly ask guests to dispose of food in the trash can. The garbage disposal is for small food remnants only.

Rule #15: Maintain Security

Any time guests leave the house, it is their responsibility to ensure all windows and doors are properly shut and locked to maintain security and to prevent weather damage. Guests should turn off lights, fans and electronics, and set the thermostat at a reasonable temperature to promote energy saving and reduce potential hazards.

Rule #16: Guest agrees to pay for any damages

Any damage made to property or furnishings which exceeds the deposit amount will be billed to the guest and reported to Evolve.

Rule #17: Respect check-in & check-out times

- *Check In is at 4:00pm*
 - *Check out is at 10:00am. Please ensure everyone is out of the house by 10:00am to avoid late fees. (We need time to get the house ready for the next guests, so please be considerate!)*
 - *Early check-ins and late check-outs are not permitted (unless prior arrangements were made and approved by the host).*
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Rule #18: Additional Cleaning is an extra charge

At the sole discretion of the host, an additional cleaning fee of up to \$150 can be charged if additional cleanup is required that goes above the standard cleaning.

Rule #19: Guests agree to Indemnify and Hold Harmless

OWNER and OWNER'S AGENT SHALL HAVE NO LIABILITY FOR LOSSES, DAMAGES, INJURY, or DEATH to Guest or Guests. By renting or occupying the premises, it is expressly understood and agreed that Guests acknowledge that the use or occupancy of the Property by any and all Guests and Guest's visitors is entirely at their own risk. Guests specifically accept ALL liability while on or about the property and understands that Owner and Owner's agents shall have no liability from any losses, accidents, injuries, or death that may result from the proper or improper use on or about the property, including the lake and dock. Guest agrees to indemnify Owner and Owner's Agent and save Owner and Owner's Agent from and against any and all claims, losses, actions, damages, liabilities and expenses, including reasonable attorney's fees in connection with the loss of life, loss of or damage to property, personal injury and/or damage to the property arising from or out of any occurrence in, upon, or about the premises, occasioned by an act or omission by Owner, Owner's Agent, Guest, other occupants, or act of God.



WIFI DETAILS:

The Wi-Fi network name is: Lake Life At It's Best

The Password is: LakeLife



GENERAL/ HOUSE INFORMATION:

Occupancy: The maximum occupancy is 12 persons (including infants and toddlers).

Infants & Children (under the age of 12): The property has stairs on both the interior and exterior and does not currently have specific infant and/or child amenities, please plan accordingly.

Beds/Baths: There are 4 bedrooms, an office with a full pull-out sofa bed, 4 full bathrooms, and one ½ bath. All beds have high-thread count sheets, down comforters, 4 pillows, and a plush blanket. Extra pillows, blankets, and sheets can be found in each bedrooms' closet. Every bedroom is equipped with a smart TV and an alarm clock.

- Upstairs:
 - Master bedroom with a king size bed & sitting area, full bathroom with double sinks, and a private balcony
 - Second bedroom with a king size bed and a full bathroom
 - Third larger bedroom with 2 queen beds, 2 modular sofas that fold out into queen beds, and a full bathroom
 - Large laundry room with full laundry amenities

- Downstairs/Main Level:
 - Bedroom with a king size bed and a full bathroom
 - Office with a desk and pull-out sofa bed

Bathrooms: For your convenience, each of the 4 full bathrooms are stocked with a hair dryer, hand soap, shampoo, conditioner, body wash, plenty of toilet paper, and tissues. Bath towels, hand towels, wash cloths, and make up cloths are also provided, and if needed, extras are located in each bathroom vanity and in the cabinet above toilet in the ½ bath.

Exterior- Outside Area & Decks:

The property is located on Chickamauga Lake, the #1 Bass Fishing Lake in the country! It has 2 private balconies, a large deck with an outdoor table and chairs and a large propane grill, 2 gazebos, and a 3-level dock- all with amazing lake views. (*Note: hot tub coming soon in 2023!*)



Off Limits:

- The lower level of the dock has a boat and Wave Runner that belong to the owners and are not available to guests, however the rest of the dock and amenities are available for use by our guests.



For your use:

- The driveway, garage, decks, balconies, and dock are available for our guests to use and enjoy.
- The dock has year-round water, is great for swimming, and space to dock and tie-off at least 1 boat and 1 Wave Runner (also has bumpers & cleats).

- Dock:
 - The lower level of the dock has an open area for with a ladder for swimming and cleats and bumpers to tie off a boat and/or Wave Runner.
 - The middle level of the dock has a large shaded area for gathering and relaxing and is AMAZING! There is a fire pit table, plenty of comfortable seating, a hammock, fans, solar-powered string lights, mini fridge, and a trash can.
 - The top level of the dock has 2 lounge chairs and a table for sunbathing and a swing looking out over the water. Please note that a maximum of up to 6 guests at a time

The switches for the lights for the dock and pathways are located on the white railing beside the stairs on the back deck.

Please note that with lake life comes with plenty of wildlife. Due to the proximity to the lake, spiders and spiderwebs are unavoidable. Rest assured we do our best to minimize them, however they always return almost immediately and most of them are harmless.

Note that the exterior faucets and shower at the dock are shut-off and winterized during the Winter months.



Please be aware that there are many stairs leading down to the dock, many of which do not have handrails. Be careful!

- Security: There are security cameras located around the exterior of the home and inside the garage that run continuously. The cameras are for security and monitoring of the property while it is unoccupied. Please do not tamper with or unplug any of the cameras.
- Smoking: Smoking is not allowed indoors at The Cape Haven Lake House. A \$300 fee will be charged after check out if it is apparent that guests smoked indoors.

Basement: The basement is locked and not accessible to guests at this time (*recreational area/game room coming soon!*).

Garage: 2 car garage available for guests to use.

Living Room: The living room has a 75" smart TV, a gas fireplace, and ample comfortable seating.

- The shades on the high windows are controlled using the remote located in the built-in cabinet on the right side in the holder.
- The fans and lights can be turned on/off using the labeled wall switch. The fan speed can be controlled using the remote located in the built-in cabinet on the right side in the holder.
- The gas logs can be controlled with the gray remote located in the built-in cabinet on the right side in the holder. Press "mode" to turn them on/off. You may also set the thermostat-controlled temperature with the remote. **Please ensure the glass doors are in the open position while using the gas logs.**
- All remotes are labeled and should be inside the white cabinet on the right side in the remote holders.
- The desk lamp on the white desk is equipped with an integrated wireless charging pad

Kitchen: The kitchen is fully stocked with everything you should need during your stay, including: microwave, dishwasher, stove, fridge/freezer, cooler for guests to use on the property, spices, paper towels, slow cooker, stock pots, blender, coffee maker, mixer, storage containers, etc. Guests may enjoy any items in the kitchen and pantry. Additionally, there is a gas grill on the back deck. Please replace the grill cover if you utilize the grill. There are grilling tools in the black case in the pantry.

- **Coffee:** There is a standard 12-cup coffee maker. The standard coffee maker uses a reusable filter. Medium roast caffeinated coffee and Traditional English Tea is provided. Powdered Creamer, Sugar and Sweetener is also provided.
- **Dishwasher:** There is a dishwasher with ample detergent pods are provided under the kitchen sink. Please load and start the dishwasher before you check out.
- **Laundry:** There is a large laundry room equipped with a full-size washer and dryer, and an iron and ironing board, and a rechargeable vacuum cleaner. Ample detergent pods and fabric softener is provided as well.

In the cabinets you will find plenty of beach towels for your use at the lake, as well as a first aid kit, emergency flashlights, scissors, and a basic tool kit.

- **Dining Room:** The table can seat 6 (the adjacent kitchen can seat an additional 4-6 guests).
- **Office:** The office contains a desk, desk lamp with an integrated wireless charging pad, shelving, and a sofa that converts to a full-size bed. All linens, blankets, and pillows for the bed are located in the room. A pad and pen are provided on the desk as well.
- **HVAC:** This house is equipped with 2 thermostats- one is located in the main level hallway and one in the laundry room upstairs. It can be adjusted by pushing the buttons up/down and following the instructions on the screen. Please keep the temperatures set between 68-76 degrees to avoid overloading the system and freezing the unit.

Problems or Issues: If you encounter any problems with the home that require attention, please contact the Guest Contacts.

TELEVISIONS & ELECTRONICS:

The Cape Haven Lake House is equipped with 6 TV's. One in the living room, one in each bedroom, and one in the office.

The living room has a large 75" smart Roku TV, it has popular streaming services as well as some free content.

All 4 bedrooms have various smart TVs, and the office has a TV with a Roku stick. Services like Netflix, Amazon Prime, Hulu, HBO Go, etc. are not provided but you may log into these accounts using your own login and password if you would like to use these services. Remember to log out of your accounts when you check out.

LOCAL INFORMATION:

Nearby Gas Station/

Convenience Store:

Park Grocery & Convenience Store
8400 Harrison Bay Rd.
3.2 miles away

Nearest Dog Boarding, Pet Day Care, & Grooming:

Furry Tales Harrison
6308 TN-58
(534) 206-5513
7.2 miles away

Nearest Grocery Store:

Food City
8634 TN-58
4.3 miles away

Night Life:

*There are limitless options in nearby
Ooltewah, TN & Chattanooga, TN if you
want to venture out!*

Favorite Nearby Restaurants:

Dockside Café

8411 Harrison Bay Rd.
3.3 miles away

*Waterfront with indoor
& outdoor seating; Great
seafood, casual atmosphere, beautiful
ambiance! Can go by boat or vehicle.*



Fresh Burger Grill

6308 TN-58
7.2 miles away

*Burgers, sides, sandwiches, salads/
great option for take out*

Choo-Choo BBQ

9070 Highway 58
4.9 miles away

*Good BBQ and sides/
great option for take out*



Amigos

6830 Flamingo Ln.
6.6 miles

*Mexican food, cold beer,
indoor & outdoor seating
available, lake front location (can also
go by boat and dock near the
restaurant- 15-minute boat ride)*



Top Activities & Attractions:

Bear Trace Golf Course

8919 Harrison Bay Rd.

2 miles away

(423) 326-0885

Driving Range, Practice

Green, Snack Bar, and Club Rental



Harbor Lights Marina

9718 Hixson Pike

26.9 miles away by car or
just across the lake by
boat

(423) 842-5391

Boat rentals, fuel dock, lake side

restaurant with full bar and wide

spectrum of food options



Chickamauga Lake- Fishing, swimming, & boating



Chickamauga Lake is the #1 Bass fishing lake in the country! Chickamauga Lake provides ample fishing opportunities for many fish species, including bluegill, crappie, gar, shell cracker, bass, catfish, and many more. Scan the QR code for current information on Fishing & fishing information, swimming, events, boating, boat rentals, lake maps, boat ramps, and more. Please note that you must have a TN fishing license to fish on Chickamauga Lake (from boat, land, or dock- day licenses available).

Rusty's Kayaks & Paddleboards

8332 Harrison Bay Rd.

3.2 miles away

(423) 591-5526

*Kayak and paddleboard rentals to enjoy
the lake!*



Harrison Bay State Park

8411 Harrison Bay Rd.

3.3 miles away

large public boat ramp;

lake front restaurant

accessible by boat with great seafood;

hiking trails



Further afield, guests can find larger communities like Cleveland, TN, Ooltewah, TN and Chattanooga, TN. These communities have excellent restaurants, taverns, shopping, parks, and plenty of fun activities for children and adults.

A few recommendations would be:

Ruby Falls

Rock City Gardens

A full array of options can
be found by scanning this
QR code:

