

Description/Amenities of Ark View Cabins and Rental Policies

Ark View Cabins Description

The Ark View Cabin rentals welcomes you to a restful stay in a wooded property just 2.6 miles from the Ark entrance. The Ark can be seen 3600 feet to the North from a hill side walk to the upper part of the 46 acre property.

There are two buildings (one Amish built cabin) and a matching bunk house) both new and joined by a walk-through walk-way. The Amish cabin is 14x24 and has a dining/kitchen area, a small bedroom with queen bed, a bathroom with walk in shower. The cabin also has a laundry facility.

The Bunk house (24x36) has two bunk bedrooms with two bunk beds in each and two twins together in each. Each side sleep 6. It also has a dining/kitchen area with full refrigerator and range and sink etc. There are folding tables and chairs.

Heat and air are provided by electric.

Address is 1900 Heekin Clarks Creek Road, Williamstown, Kentucky 41097.

About three miles off I-75 exit at Ark, drive past Ark entrance another 1.4 miles, turn left onto Heekin Clarks Creek road and drive south one mile, green farm gate on left and you hav arrived. Very narrow paved Kentucky country road so be ready to pull over so two cars can pass!

Central Air and Heat

Cell phone service in the area generally is good, there is a signal extender in the Amish cabin.

There is high speed internet and password is located on the modem in the Amish cabin.

Cabins are not handicapped accessible but there is only one step up to the front porch, or to the outside door on the Bunk House.

Cabin

Sleeps 4 adults, two in loft. (more for children but note about children on bunks and loft)

Linens and extra blankets are provided.

Ceiling fan in bedroom and kitchen/dining area

One apartment size refrigerator

Washer & Dryer

Oak table has seating for up to 4 people with more seating in bunkhouse.

Futon (sleep-able if air mattresses are used)

Bath with sink, toilet and shower

Front porch with lawn chairs

Bunk House

Full-size refrigerator

Full-size oven/range

Four bunk beds with twin-size mattresses in each bunk bedrooms

Two queen beds (two twins together) in each bunk bedrooms

Dressers, nightstands and lamps

Ceiling fan in each bunk bedroom

Two bathrooms with bath sinks, toilets and showers

General Items Provided

Second washer and Dryer in connecting walk-way

Hair dryer provided

Bath towels, wash cloths and hand towels provided. You can wash towels as needed.

Two rolls of toilet paper per bathroom are provided for each night. Laundry Room

Iron and ironing board

WiFi Internet (password-protected)

Tableware for 12 persons

Extra silverware

Serving bowls and utensils

Pyrex baking casserole dishes

Dish soap

One roll of paper towels

Microwave ovens

Coffee maker (12-cup; coffee filters are provided; coffee is not provided)

Griddle (electric)

Crockpot (6-quart)

Blender

Air popcorn maker

Toaster (4-slice)

The cabin/bunk house is stocked with an initial supply of trash bags, toilet paper, dish soap, hand soap, facial tissue, and basic cleaners you would need for a short stay.

Upon your arrival, your beds will be made and there will be fresh towels according to the number of registered guests. If you desire to refresh your linens and towels during your stay, you may use the laundry machines to do so (bring your own laundry detergent).

If you have a child that might soil the bed, please bring items to protect the mattress (or check in laundry room for some provided).

In case of soiling of sheets or severe illness, you must please clean up after yourself/others. Some basic cleaning supplies are provided in the laundry room. Call the caretaker if extra items are needed.

No personal soaps, shampoos, or laundry detergents are provided.

General Items Not Provided

No TV or phone on property

You are responsible for your own food/meals.

A drawer is reserved for donated items from previous guests which you may use as needed and you may also contribute to for future guests (e.g., paper napkins, soaps, spices, plastic baggies, coffee and so on).

Area Attractions

Ark Encounter: 2.6 miles

Property has 46 acres of woods and privacy with path up to Ark view on top

Creation Museum: 39 miles

Piddle Park (playground)

Grant County Public Library

Williamstown Lake (fishing, boating, full-service marina): 15 miles

Cincinnati Zoo: 45 miles

Great American Ballpark (Cincinnati Reds): 40 miles

Paul Brown Stadium (Cincinnati Bengals): 40 miles

Kentucky Speedway (NASCAR): 26 miles

Kentucky Horse Park (Lexington, KY): 40 miles

Churches

Williamstown First Baptist Church

Liberty Baptist Church, Williamstown

Pet Boarding

[Studio 25 Pet Salon and Boarding](#)

Banking

Heritage Bank

Medical Care

[Bluegrass Urgent Care](#)

[St. Elizabeth Grant County Hospital](#)

Local Dining

Ark has several places to eat *

El Jalistos

Arby's

Beans (Christian-owned coffee house and sandwich shop) *

Cracker Barrel

Kentucky Fried Chicken

LaRosa's Pizza

Long John Silver's

McDonalds

Skyline Chili

Subway

Taco Bell

Wendy's

Shopping

Dry Ridge Outlet Mall

Walmart: 5 miles

Ruler Foods (sells Kroger products): (5 miles)

Auto Repair

Toyota

Tire Discounters

Walmart Tire & Lube Express

Jack's Glass

O'Reilly Auto Parts

Dry Ridge Auto Parts

Rental Policies

This is a vacation rental agreement between Ark View Cabins (“we, us”) and Guests (“you”).

Cancellations and Payment

Please make check out to: Don Landis - Ark View LLC.

* Deposit of 25% of quote due to hold this reservation.

* Remainder due 30 days before arrival.

* 50% of total quote is not refundable if reservation is cancelled within two weeks of arrival date.

Check-in

Check-in time begins after 4 p.m. (Eastern Time).

An early check-in should not be expected. You may request (but may not receive) early check-in by phone within 24 hours of your stay. An additional fee may apply.

Issues with the cleanliness of the property or any damages discovered must be reported to arkviewcabins@gmail.com within 24 hours of your arrival. If no concerns have been reported within that time, you therefore agree that the property was in acceptable condition.

Check-out

Check out no later than 11 a.m. (Eastern Time).

A late check-out should not be expected. The house must be cleaned and prepared for the next renters. You may request (but may not receive) a late check-out within 24 hours of your departure. An additional fee will apply. **The Housekeeper will then thoroughly clean, wash, prepare and sanitize the home for the next guest check-in time.**

Kitchen

Remove your food items from refrigerator and cabinets

Please leave the kitchen as you found it.

Clean dishes and put them away in cabinets. No dishes may be left in the sink or on the counter, except clean dishes may be left in the rack.

Furniture

Please return any large furniture to the position you found it in upon your arrival.

Trash

Take out all trash to the trash bins.

HVAC

In cold weather, turn thermostat to 60° F.

In hot weather, turn thermostat to 80° F.

Doors and Windows

Secure and lock all doors and windows upon your departure.

Guest Responsibilities

Guests are solely responsible for any property damage, theft, or other loss from the property during the rental period, including any personal injury suffered or incurred by any person. Keep your vehicles locked at all times, and secure and lock all doors and windows when you are away from the property.

The property is not "childproof." Parents have full and sole responsibility to monitor and provide for the well-being of their children. Ark View Cabins shall not be liable for accidents. We do not recommend small children or folks with disabilities use the top bunk beds, or the loft. We leave this to the discretion and instruction of the parents but cannot take responsibility of harm from a fall from either a bunk or loft. Our property is some distance from neighbors but we do ask to limit loud and unsuitable activities so as not to disturb neighbors.

Housekeeping service is not provided during your stay. Guests must keep the property reasonably clean, sanitary, and safe. Notify the caretakers of any issues requiring their attention.

Vehicles/parking

Parking space is limited to parking area at cabins and inside the main gate on grassy area. Please respect the neighborhood. The one mile road south from Route 32 is very narrow but paved, please expect to slow down and pull over to allow cars to pass! Suggest to keep your vehicles locked at all times.

Bedding

You are not required to remove bedding upon departure.

Please use provided stain remover (in laundry room) to treat any stains or soiled linens and towels.

Leave a note or alert the caretaker to attend to specific issues that arise so we can keep the house clean and sanitary for all guests.

Towels

Please place all used towels in a pile on the floor of the various bathrooms.

Food

No food is provided. The kitchen is fully equipped for cooking and dining.

Prohibited Items

No pets are allowed. We desire to keep our home free of animals to respect allergies of guests and to preserve condition of home. If we find evidence of an animal being brought in the home for any reason, a minimum cleaning fee of \$250 will be applied. Please be honest and do not sneak them in. Show consideration for this property as well as allergies of others. [Pet boarding is available nearby.](#)

No alcohol is permitted on the property. Violations will result in immediate eviction with no rent refund and a minimum \$200 charge will be deducted from security deposit.

No fireworks are permitted on the property.

Smoking is not allowed inside the cabins. You are in a woods area with leaves! So please only smoke in stone area of parking lot. Please keep the yard clean of trash. Smoking inside will result in a minimum charge of \$200.

A grill is not provided. If you would like to grill your food, you may provide and use your own equipment, but only on the gravel driveway. No grills shall be allowed on the wood deck or front porch or inside the cabins.

Indemnification

Guests agree to indemnify and hold harmless Ark View Cabins from and against any liability for personal injury or property damage sustained by any person as a result of any cause, unless caused by the negligent or willful act of Ark View Cabins.

Lost Items

Please report your lost item(s) within two weeks of your check-out, and/or the caretakers may contact you regarding a lost item that has been found. If you want the item(s) returned, you are responsible to pay for shipping and handling. Maintenance Issues

Please promptly report any maintenance problems to the caretakers.

Caretakers may enter the property to inspect the property and/or address any issues.

Ark View Cabins will promptly repair and/or correct issues to the best of our ability. We shall not be liable to you for damages and no rebate or refund will be given for unforeseen failures including but not limited to electricity, water, sewer, HVAC, cable service, major appliances, internet service, inclement weather, and so on.

Maximum Occupancy

Your rental agreement states the maximum occupancy for your stay. Exceeding this limit may result in additional charges and/or eviction.

Payment

Payment may be made via personal check made out to Don Landis, Ark View LLC, or payments may be made via paypal at arkviewcabins@gmail.com

There are no refunds for early departure.

Damages

Prior to your departure report to the caretakers any damages made to the property during your stay.

After your departure, Ark View Cabins will determine if you have checked out on time, if the condition of the property is beyond normal wear and tear, if contents are missing from the property, and if other stipulations of this rental agreement have been honored.

Eviction: Guests may be evicted for (1) overstaying the reservation time, (2) committing a material breach of this rental agreement which stipulates eviction would necessarily follow, (3) failing to pay full rent, (4) obtaining the property by fraud or misrepresentation, or (5) adding guests not agreed upon.

Taxes are added

Rental amounts are subject to the following taxes:

- 10% State and Local Taxes

Returned Check/s

Guest agrees to pay a \$50 processing fee for any personal check that is returned by the financial institution for any reason including insufficient funds.

Reservations and Other Responsibilities

These properties are intended for family rentals only. Parents must be present during the scheduled stay.

The minimum age of the principal renter is 21 years old.

The minimum stay for Ark View Cabins is two consecutive nights and the maximum number of guests is as agreed upon.

Reservations are not transferrable.

Children are welcome, but parents must be on guard and responsible from injury from falls from bunk beds and loft, from wandering in woods or playing in the creek.

Renters must inform the caretakers of each person (all ages) staying at the rental to comply with occupancy limits.

Renters are asked to be polite and observant of neighbor's property and buildings so as to present a Christ like attitude toward them.

Rates and Terms

Rates are subject to change until reservation is confirmed.

Reservation is confirmed when payment deposit is received; an email receipt will be sent to you.

Security Deposit

At our discretion, we may require a debit/credit card number to be kept on file and/or a security deposit of up to 25% of the rate to be held up to one week after your check-out.

Property Damage

If there is property damage due to misuse or neglect by the renter/guests they agrees to cover damages.

We may require an ATM or Credit card number to be used if such damage is agreed upon. PLEASE report to the caretakers any damage to the home and its contents (e.g., broken items in home, excessively soiled or ripped linens, damage to the walls or furnishings, and so on). Life happens! ☺ After the report is heard and damage evaluated, the caretakers will act accordingly: either deduct from the renter's deposit or report insurance claim.

Meals

You must provide all your own meals.

House Cleaning and Repairs

The Golden Rule Applies here during your stay: "Do to others as you would have them do to you."

You are expected to wash all dishes and return them to proper places in the kitchen cabinets. Clean out the refrigerator of all food. Leave the kitchen in the same basic condition as when you arrived please.

You are not expected to strip bedding or wash linens with normal usage. Items with excessive soiling should be treated and washed.

Contact

Primary Call/Text	713-548-7321	Mariah Chadwick
Secondary Call/Text	307 413 7150	Don Landis
Email	arkviewcabins@gmail.com	
Owner email	donlandis1@gmail.com	

Checks Payable To:

Don Landis Ark View LLC
3475 Cheney Lane
Wilson, Wyoming 83014

Payments via Paypal:

Payment may be made via paypal at arkviewcabins@gmail.com

Guest Book

Please sign our guest book. It is encouraging to hear your stories of your Ark Encounter. Thank you!