

# **BLACK ROCK RIDGE**

## **Property Rental Manual**



***An Adventures for Life, LLC property***

# TABLE OF CONTENTS

WELCOME TO BLACK ROCK RIDGE .....	3
KEY INFORMATION .....	3
Property Address and Directions.....	3
Address.....	3
Directions.....	3
Owner’s Name and Contact information.....	4
Property Management Contact information .....	4
Property Access.....	4
Parking .....	4
Garage height.....	4
House Rules.....	4
HOA Rental Rules for Black Rock Ridge Townhomes.....	4
NO SHOES inside.....	5
No Pets .....	5
Coasters.....	5
Internet .....	6
Internet WiFi Router Location and how to reset.....	6
Wi-Fi Networks and Passwords for Guest use .....	6
Trash and Recycling Collection .....	6
Snow Removal .....	7
Furnace Location .....	7
Main Water Shut Off Location.....	7
Fuse Box Location .....	8
Fire Extinguisher Locations .....	8
Portable Heater .....	8
Owners Closet.....	8
TV – SAMSUNG 4K SMART TVS .....	9
DirecTV (Cable).....	10
Streaming Services (NetFilx, Amazon Prime etc) .....	10
LIGHTS AND FANS .....	11
Master Bathroom Lights and Heated Floors .....	13

# WELCOME TO BLACK ROCK RIDGE

WELCOME to Black Rock Ridge an adventure rental by Adventures for Life, LLC. We hope you enjoy your stay and the adventures that await you in and around Park City, UT. This manual is designed to provide you with key information about the property. Additional information and "How To" videos for appliances and other amenities are available on the [web site \(https://adventuresforlife.com/rental-information/\)](https://adventuresforlife.com/rental-information/).

Enjoy your stay!

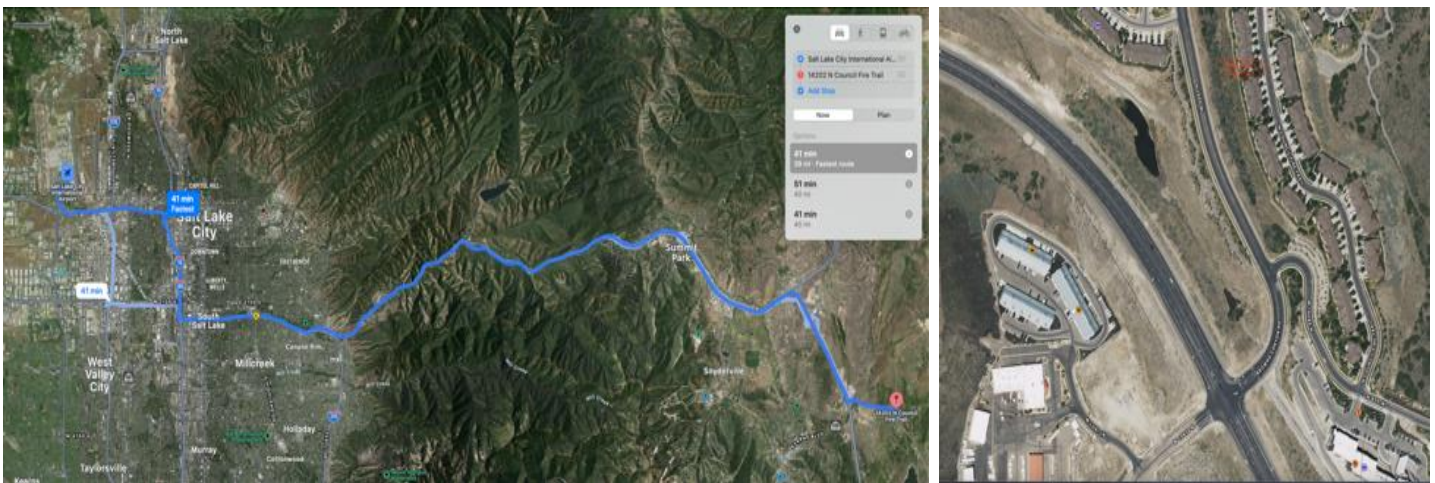
## KEY INFORMATION

### PROPERTY ADDRESS AND DIRECTIONS

#### Address

14202 Council Fire Trail  
Kamas UT 84036

#### Directions



From the Salt Lake City international Airport:

- Take I-80 East towards Cheyenne and follow up over Parley's Summit then down past Kimball Junction – Park City exit to the US 40 exit 146.
- Take US 40 toward Heber City for 3.8 miles to exit 4 SR-248.
- At the stop light turn LEFT onto SR- 248 toward Kamas and follow 1.8 miles to the stop light at Browns Canyon Rd.
- Turn LEFT onto Browns Canyon Rd.
- Take the first RIGHT onto 14085 N.
- Take the first LEFT onto Council Fire Trail. The property is 0.2 miles on the right.

## **OWNER'S NAME AND CONTACT INFORMATION**

Adventures For Life, LLC – Owner

Don Page – Member and Primary Contact – + 1 (602) 284-4939

Barbara Page – Member – +1 (602) 363-3038

## **PROPERTY MANAGEMENT CONTACT INFORMATION**

Sam Fisher - +1 (301) 221-5707

Please contact Sam first for any and all issues at the property.

## **PROPERTY ACCESS**

You will be sent a personal code for the electronic front door lock by e-mail along with instruction on how to use the lock. This code is your way to initially access the property and will be valid for use throughout your stay. Do not give this code to anyone other than your authorized guests. Once inside the property you are provided a garage door opener and keys for access to all locking doors.

## **PARKING**

Park your vehicles in the driveway or preferable the Garage. Street parking is not allowed during winter months. The HOA does not allow overnight parking in the Guest parking areas. Your vehicle will be towed at your expense if left overnight in Guest parking.

### **Garage height**

Before pulling into the garage check the height of ski racks or other roof top items to make sure you have the needed clearance.

## **HOUSE RULES**

### **HOA Rental Rules for Black Rock Ridge Townhomes**

*Welcome! Thank you for visiting the Black Rock Ridge community. Although your time with us is limited the following list of rules have been adopted by Black Rock Ridge Townhomes and apply to all that reside in our community.*

*1) Quiet hours are from 10 pm to 7 am. Please be always considerate of neighboring residents and homeowners.*

*2) All dogs are to be leashed at all times when outside of the townhome. Waste must be bagged and deposited. There are many dog stations around the neighborhood that provide bags and waste deposits.*

*3) Trash day is on Thursday mornings. Trash cans must be stored in the unit's garage unless on day of pick up. Trash cans may be placed out by the curb Wednesday afternoon and must be placed back in the garage by Thursday evening. During winter months placement of the can should not interfere with the plowing of the driveway. Note that the collection schedule on Thanksgiving, Christmas, and New Year's Eve will occur on Friday. The community dumpsters are not for the use of Townhomes!*

4) *Guest parking areas are for guests only. Street parking is not allowed during winter months when plowing occurs and is never allowed overnight at any time (year- round). Parking in the driveway must not interfere with the sidewalk access. All three mailbox parking spaces are intended only for short term purposes, and not to exceed 15 minutes.*

5) *The community does not permit the parking of RV's, campers, boats, or snowmobiles except for active loading and unloading only. Never overnight.*

6) ***The origination or creation of tobacco or other smoke that drifts or passes through whatever means into any other Lot or Townhome is a violation of Utah Code Ann. § 78B-6-1101; You cannot smoke anywhere it may drift into the vicinity of another unit.***

### **NO SHOES inside**

To maintain the flooring and prevent outside dirt, salt, gravel, or melted snow and water from entering, no footwear, such as shoes or boots, are to be worn inside the house if that footwear has been used or worn outside. Upon entry footwear must be removed in the slate floor entry areas and left on the provided benches or rubber shoe mats. *Inside only footwear, such as slippers, can be worn once inside and only if they are not used outside.*

### **No Pets**

No pets are allowed into the property.

### **Coasters**

Please utilize the drink coasters provided on the coffee tables and on nightstands in bedrooms to minimize watermarks on the furniture surfaces.



## INTERNET

Internet service is provided by Black Rock Ridge HOA. For internet issues first reset the router as discussed below then contact Property Management if that does not work.

### Internet WiFi Router Location and how to reset

The internet router and service connection can be found in the garage along the back wall as shown in the picture below.



To reset the router and internet interface, unplug the power strip at the electrical outlet, then wait at least 30 seconds and re-plug the power strip back in. Wait at least 5 minutes after the reset to test the internet function. Contact Property Management if a problem still exists.

### Wi-Fi Networks and Passwords for Guest use

Two different Guest networks are available for use, a 2.4 ghz and 5 ghz. These networks are separate from other wifi networks that are used for TV connections and house monitoring.

**2.4 ghz SSID:** BRR AFL-Guest

**Password:** Fun14202BRR

Older standard, slower – more range

**5 ghz SSID:** BRR AFL-5G-Guest

**Password:** Fun14202BRR

Newer standard, faster – less range

## TRASH AND RECYCLING COLLECTION

A large black trash can is provided in the garage to hold household garbage. All items placed into this trash should be in a plastic garbage bag. Every **Wednesday** evening place this trash can outside to the right side of the driveway on the curb. Early **Thursday** the trash will be picked up. Please return the trash can to the garage after it is emptied. See "HOA Rental Rules for Black Rock Ridge Townhomes" #3 for additional information. NOTE: There is no separate Recycling pickup.

## SNOW REMOVAL

Black Rock Ridge HOA provides snow removal when 4" or more of new snow is received. The HOA removes snow from the front driveway, sidewalks and to the front door including the steps. *It is the renter's responsibility to make sure the driveway and entry way are clear of ice and snow in all cases.* A snow shovel and an initial tub of ice remover is provided.

## FURNACE LOCATION

Located in the Utility Closet on the ground floor.



## MAIN WATER SHUT OFF LOCATION

Located in the Utility Closet on the ground floor on the right side of the water heater. See picture below for location.



## FUSE BOX LOCATION

Ground Floor in the garage near the property entrance door

## FIRE EXTINGUISHER LOCATIONS

Fire Extinguishers are located on each floor.

- *Ground Floor:*
  - *Garage – located on the floor near the bench area*
  - *Bathroom Vanity – located in the vanity*
- *First Floor:*
  - *Laundry Room – located on the shelf in the top right.*

## PORTABLE HEATER

The lower level is often cooler than the upper level, so a portable heater is provided to help with warming up the lower floor. **PLEASE** turn off the portable heater when you are not home.

## OWNERS CLOSET

This is the locked closet located on the ground floor near the garage entrance. No access is provided to renters.



# TV – SAMSUNG 4K SMART TVS

All 4 TVs are SAMSUNG 4K Smart TV's and each have a DirecTV cable box. The DirecTV package is the basic Entertainment Package and recording of shows can only be done on the DirecTV box in the Master Bedroom. Once a show is recorded it can be played on any TV.

There are TWO remotes for each TV, see pictures below. Both remotes work with DirecTV but only the BLACK SAMSUNG remote will work the TV streaming applications or other TV specific functions and services. *NOTE: Each remote is specific to a room and is marked with the room name for that remote – remotes from other rooms will not work with other room's TVs.*



To turn a TV ON/OFF, use the Power Button on either remote. When turning On, hold the power button until you see the TV display is like the one shown below:



## **DIRECTV (CABLE)**

After turning the TV on, using the BLACK Samsung remote press the HOME Menu key then select the DirecTV icon. Once the DirecTV icon selection is made then either remote will work on DirecTV but the DirecTV remote has more functions. See the provided DirecTV Guides in the Living Room and Master Bedroom for more information on using the DirecTV Remote and for the available channels in the Entertainment package we provide. *(Note: the TV will come up on DirecTV if that was the last viewed selection and you will not have to make the selection above.)*

The DirecTV receivers are located behind the TV set usually in the upper right-hand corner. The DirecTV remotes sometimes do not respond if they are not aimed at that spot. Changing and aiming the remotes more precisely will fix any issues or lag in the remotes working.

## **STREAMING SERVICES (NETFILX, AMAZON PRIME ETC)**

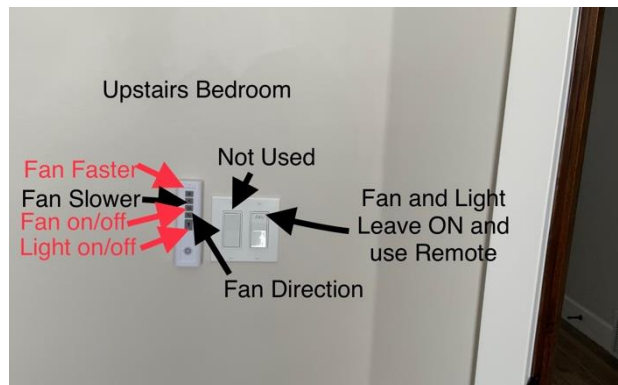
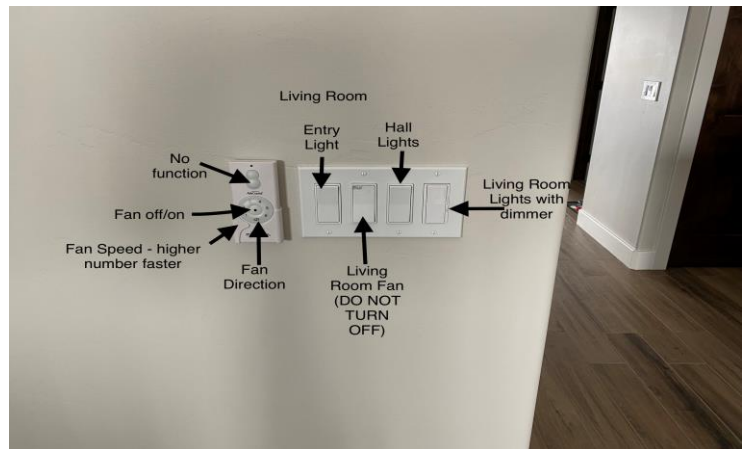
To access streaming services, you will need to utilize your own account as no streaming services are provided with the property rental. The Samsung TVs will have preloaded the typical set of streaming applications such as Netflix, Amazon Prime, Disney+, for you to sign in with your account and use. *(Additional streaming applications can be downloaded from the Samsung Application store found on the Home menu.)*

Selection and use of the streaming services is done utilizing the Samsung remote. Press the Home button then select the service you want to use.

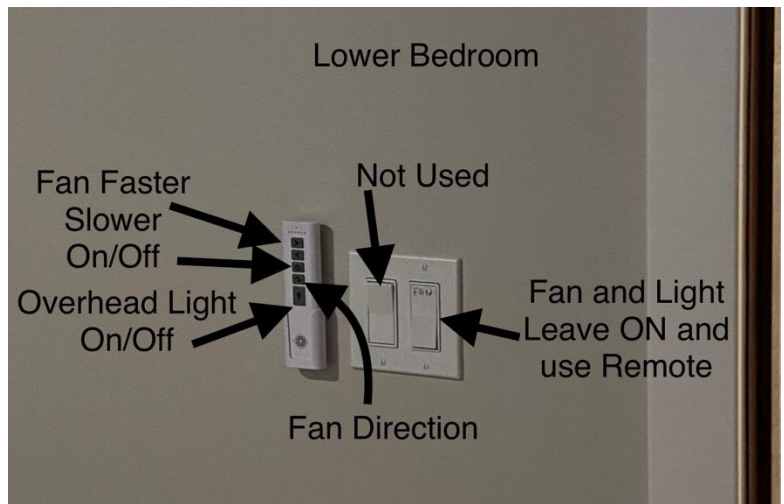
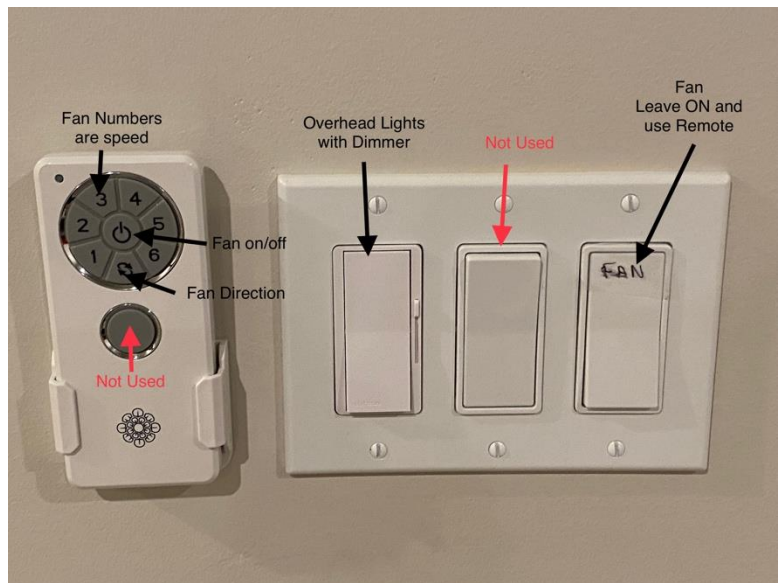
# LIGHTS AND FANS

The light switches control both lights and fans. The fan switches are taped on and labeled as "Fan" – ***please do not turn off the switches for the fans instead utilize the Fan remotes to control the fans.*** In all the bedrooms the fan contains the overhead light. Use the remote control to control the light on/off plus the fan direction and speed. Here are pictures of the key light switches and fan control with identification for each switch.

## Front Entry and Upstairs Switches:



## Lower Floor and Garage Entry Area



## MASTER BATHROOM LIGHTS AND HEATED FLOORS

The Master Bathroom lights provide separate switches to control various areas and fan. *Please utilize the fan whenever you are showering to help remove any mist.* Also, the Master Bathroom floor can be heated to any desired temperature at any time plus there is a schedule for the heated floor. The heated floor schedule warms the floor to 75 degrees at 6am - 9am and 8:30pm - 10pm each day. See pictures below for more information. We ask it is turned off when you are not in the property.

