



The Everett, LLC
1269 Everett Road
Eagle River, Wisconsin 54521
Phone: (715) 891-4111
Email: theeverettresort@gmail.com
Website: theeverett.net

RESORT RULES & POLICIES

Standard Check-In and Check-Out Times

Check-In: 3:00 p.m. Upon arrival after 3:00 p.m., guests may proceed directly to their reserved cottage or cabin, unload their luggage and belongings, and get settled. We ask that Guests text us at (920) 639-3590 to let us know that they have arrived or stop in at the Marina Bar (Open on a seasonal basis) to do so.

If you rented a boat from St. Germain Boat Rentals, please contact Jim in advance at (920) 639-3590 regarding your estimated time of arrival so someone can be available when you arrive to go over the necessary paperwork and instructions and to provide you with the keys to your rental boat.

Check-Out: 9:00 a.m. By no later than 9:00 a.m., guests must remove all food and groceries from the refrigerator, freezer, and cabinets, dispose of all trash and garbage from the cabin or cottage in the waste containers near the entrance to The Everett and leave the vacation rental keys on the kitchen counter or table.

Early Check-In/Late Check-Out. During “Peak Season”, Check-In and Check-Out times are strictly enforced. Unfortunately, due to the extremely tight window available to our housekeeping services to access and thoroughly clean each unit, we simply are unable to make any exceptions for early an Early Check-In or a late “Check-Out” during “Peak Season! Your understanding is greatly appreciated! Outside of “Peak Season” we have very limited wiggle room to allow for very minor deviations which require advance notice for the special request with permission being granted being dependent on whether our housecleaning service company can accommodate the request.

Reserved Premises vs. Resort Common Areas. While guests have exclusive use of their designated rental accommodations, the resort grounds are common to all guests with respect to the piers, beach, outdoor grill area, sidewalks and pathways and shoreline. When not reserved for a private party or event, The Everett Sunroom which is available to all resort guests for their enjoyment.

The Sunroom is Closed During Winter Months.

The Sunroom is a 3-Season common area structure that, when not reserved for a private party or event, is available to all resort guests for their use and enjoy from May 1st to October 31st. Due to the limited seasonal use, The Sunroom is closed from November 1st to May 1st each year. Dates are subject to change due to weather conditions.

Marina Bar is Closed During Winter Months. The Marina Bar operates in a 3-Season use structure that is available to resort guests and the public from May 1st until October 31st. Due to the limited seasonal use, The Marina Bar is closed from November 1st until May 1st, each year. Dates are subject to change due to weather conditions.

Limited Availability of Seasonal Amenities. Grills, outdoor firepits, outdoor furniture, hammocks and ping pong table are placed into storage for the winter season beginning November 1st until May 1st each year and unavailable for use from November 1st to May 1st. Dates are subject to change due to weather conditions. Grills and Firepits may be made available during the Winter upon Special Request by contacting The Everett Directly.

Braywood Bar & Grill Operates a Food Truck at The Everett Resort During Peak Season Only. The Braywood Bar & Grill operates a Food Truck at The Everett resort during Peak Season Only.

Guest Parking. Guests staying at The Everett may park in the “Main Parking Lot” located on the West side of Everett Road. Additional guest parking is available in The Everett’s “Overflow Parking Lot”, located on the East side of Everett Road. Please exercise due care by keeping all valuable items out of plain view. The Everett and Marina Bar are not responsible for theft or damage to property or vehicles.

Boat & Trailer Parking. Boats and boat trailers, when not in use, must be parked in the “Overflow Parking Lot”. Please exercise due care by keeping all valuable items out of plain view. The Everett and Marina Bar are not responsible for theft or damage to property or vehicles.

Parking During Snowmobile Season. Snowmobiles, Trailers and Trucks used to haul snowmobiles may be parked in the “Main Parking Lot” located on West side of Everett Road behind a guest’s vacation rental building during winter months. As the Marina Bar and 3 additional 3-Season vacation rental buildings are closed during the winter months there is more than ample space available in the “Main Parking” lot to accommodate all vehicles. The “Over -Flow” Parking Lot remains available as well and both lots are always plowed and available for parking during winter months.

Piers/Boat Slips. There are 5 private piers on The Everett property. The 2 piers located farthest South, near the beach and The Boathouse, maintain boat slips that are exclusively available to resort guests for the overnight docking of their boats. During the day, all piers are available on a first come, first serve basis and are available for use by resort guests as well as Marina Bar patrons.

Pet-Friendly Accommodations. Restrictions apply. Pets are limited to “domesticated dogs” only. There are no additional fees, charges, or security deposits to lodge a pet with you in your accommodations. Each rental is limited to 2 pets unless special permission is obtained. All guests lodging pets are required to complete and sign a “Pet Release: Waiver of Liability & Indemnification Agreement” for complete rules and policies regarding pets. It is the guest’s responsibility, to complete a “Pet Waiver” and provide a signed copy of the waiver to The Everett prior to your guest’s scheduled stay.

Outdoor Grills and Firepits. The Everett has an outdoor covered grill area that overlooks The Everett’s private beach. Additional charcoal grills can be found situated about the resort property. All grills are available to guests on a first come, first serve basis and have been situated in low-risk locations on the property. Grills may not be moved or relocated to other areas unless they are moved to other low risk areas. The Everett does not provide charcoal. Grills are stored during the winter months but may be made available to guests during their stay over the winter upon advance request. Please contact The Everett directly at the time of booking or several weeks in advance of your stay so the grills or firepits may be removed from storage and placed near your rental.

Guests Must Bring Their Own Towels and Personal Toiletries. Guests must bring their own hand, face, bath, and beach towels as well as all personal toiletries as they are not provided by The Everett. The Everett provides only a starter supply of hand and dish soap.

Guests Must Bring Their Own Paper Products Including Bathroom Tissue, Paper Towels, and Coffee Filters. Guests must bring their own paper products including, bathroom tissue, paper towels and coffee filters. The Everett provides only a limited starter supply of bathroom tissue, paper towels and coffee filters.

Pantry Items. The Everett does not keep a stocked pantry. Guest must bring all their own pantry supplies.

Disposing of Food Particles, Cooking Oils or Feminine Products. To avoid damage to the septic system, please do not dispose of food items or particles or cooking oils by rinsing them down the sink. All food items, particles, remnants, should be disposed of by placing them in the refuse or waste receptacle. All cooking oils should be placed in a container after use, cooled and then placed in the garbage receptacle. Dish soap, body soap, shampoo and conditioner should be used sparingly as long-term use of such products can be damaging to the resort septic systems. Please do not flush feminine hygiene products down bathrooms toilets, dispose of such items by placing them in the covered refuse receptacles located in the bathrooms.

Re-Arranging of Furniture or Furnishings. We ask that Guests not re-arrange furniture and furnishings inside the vacation rental cottages or cabins without first obtaining permission or assistance from The Everett. Floor Plans illustrating the layout of beds and other furniture are posted on The Everett’s Website and on VRBO to assist guests in designating room assignments during the booking process. Guests may not move furniture that renders the bed and furniture arrangement inconsistent with the floor plans posted.

Quiet Hours Enforced. Quiet hours begin at 11:00 p.m. and continue until 8:30 the following morning. The Everett is located in a residential area and we must be good neighbors by respecting the rights of the surrounding property owners as well as other guests staying at The Everett resort. Excessive complaints of noise or endangerment of the health and safety of neighbors or other individuals staying upon or visiting The Everett property may result in law enforcement being called to the premises and guests may be required to vacate the premises.

Smoking Indoors is prohibited Indoors. Smoking is strictly prohibited inside any building or structure located upon The Everett, LLC property, including attached decks or porches. This policy shall be strictly enforced. Violations may result in a Penalty Fee.

Smoking Outdoors. Smoking outdoors is allowed however, only in designated smoking areas. This policy shall be strictly enforced. Violations may result in a Penalty Fee.

No Burning of Candles or Incense. Burning of candles or incense is strictly prohibited inside any building upon The Everett resort property. Guests are permitted to use essential oil diffusers or battery-operated candles. This policy shall be strictly enforced. Violations may result in a Penalty Fee.

Fireworks/Hazardous Materials. Fireworks of any kind are strictly prohibited upon The Everett resort property. Setting off fireworks or even maintaining them upon the property is strictly prohibited and this policy shall be strictly enforced. Violations may result in a Penalty Fee.

Outdoor Fires in Firepits Only. Outdoor fires are only permitted in the firepits provided and located on The Everett resort grounds. All fires burning in the firepits must be extinguished by no later than midnight. This policy shall be strictly enforced.

Private Beach Area. The Everett property has its own private sand beach. The Everett Beach is not monitored by lifeguards and therefore, always requires that, children under the age of 12 be supervised by a responsible adult.

Adult Supervision Required for All Children Under the Age of 12 At All Times. Children under the age of 12 may not be left unattended upon The Everett resort property. Children under the age of 12 must be supervised by a responsible adult at all times.

Security/Safety of Persons and Property. Guests must act consistent with and shall be responsible for their own security and safety during their stay at The Everett. Guests must take all actions necessary to secure and maintain their own safety in and upon the resort property by acting in a prudent manner including but not limited to, keeping rental unit doors and windows locked when not present in the unit, keeping car doors locked and not leaving valuables in vehicles especially, when left in plain sight. Children under the age of 12 require supervision by a responsible adult when at the beach or near the water. Guests are hereby on notice that the lake can be dangerous, and guests fully accept the risks involved.

Safety Precautions. It is the responsibility of guests, to learn and practice safety precautions, warning signs of water conditions, and safety procedures applicable and necessary for using watercraft or when swimming or participating in activities in near or around a lake or body of water. Guest acknowledges and agrees to have a responsible adult supervising minors under the age of 12 while swimming or playing in, near or around the lake. Guests are hereby on notice that the lake can be dangerous, and that guests fully accept the risks involved.

Personal Property Left Behind. The Everett, LLC will make reasonable efforts to store valuable items left behind by guests and will make reasonable efforts to contact the guest for the return of items.

Air Conditioning and Heating. Doors and windows should be kept closed when either heat or air-conditioning is being used. Please note "The Lodge" vacation rental building is equipped with 4 separate heating zones with a separate thermostat for each zone.

Entry by The Everett for Unscheduled or Unforeseen Necessary Repairs. We want your vacation to be just as you anticipated but sometimes repairs are necessary. If such a situation should occur report the issue to our onsite agent. Please be aware that most repairs may require us to contact an outside independent contractor and that at times especially, peak seasons, their availability may be limited. It may be necessary for a contractor or us to enter the reserved premises to make repairs without your knowledge or presence, but every effort shall be made to be as accommodating as possible.

The Marina Bar. The Marina Bar is open on a seasonal basis which is dictated by weather conditions. The Marina Bar owners and management do their best to remain open as late and as early into the seasons as possible however, its hours are determined by the Marina Bar Management who reserves the right to alter business hours at their discretion therefore, the hours of operation cannot

be guaranteed by The Everett, LLC. Marina Bar requires that all patrons and customers provide legal and proper photo ID to be served alcohol, so please be advised that this policy applies and extends to guests staying at The Everett resort as well. Marina Bar policy also requires that after 9:30 p.m., no one under the age of twenty-one (21) is permitted to enter or remain in the bar. This policy also extends to guests staying at The Everett, LLC.

Get real-time information on hours, follow the Marina Bar Facebook page, call (715) 891-4111 or text 920-639-3590.

Listed below are the general hours of operation for the Marina Bar. Hours are subject to change without notice.

(Beginning of May - End of May)	Friday, Saturday & Sunday	11:00 a.m. to Close
(Beginning of June - End of August)	Everyday	11:00 a.m. to 11:00 p.m.
(Beginning of September - End of October)	Friday, Saturday & Sunday	11:00 a.m. to Close

Braywood Bay Food Truck at The Everett Resort (Seasonal Only). Braywood Bay maintains a Food Truck upon The Everett resort property every day during Peak Season. Guests can purchase food at the Food Truck and can enjoy it on The Everett’s outdoor terrace or in the Marina Bar or, guests may take the food back to their cottages or cabins. The Food Truck operates from 11:00 a.m. until 8:00 p.m. daily during Peak Season Only. Braywood Bay restaurant is located on Catfish Lake just a short distance from The Everett and is open for dining year-round.

Boat/Watercraft Rentals. St. Germain Boat Rentals, LLC, is a boat and watercraft rental business that operates independently upon The Everett resort property. Pontoons and paddleboards are available for rental to Everett resort guests. Individuals wishing to rent a boat or other watercraft must provide legal and proper identification. If you wish to reserve a boat or other watercraft during your stay at The Everett, we strongly recommend doing so at the same time you book your resort reservations as watercraft is limited and rented on a first come first serve basis. Watercraft rentals can be reserved by calling St. Germain Boat Rentals, LLC at (920) 639-3590. When renting watercraft from St. Germain Boat Rentals, LLC, your boat will be available to you at one of The Everett’s private piers upon your arrival.

Launching a Boat. The Everett does not maintain a private boat launch upon the property however, listed below are boat launches less than a 5- minute boat ride from The Everett.

“Boat Sport Marina Boat Launch” Located on Highway 70, on the opposite side of the bridge you drive over right before you get to Everett Road. The Launch Fee is \$5 .00.

- Gas is available for purchase at this private boat launch.

“Braywood Lane Boat Launch” 4109 Braywood Lane. (also, on Catfish Lake) No Launch Fee

- Gas is not available for purchase at this public boat launch.

The Everett Piers & Boat Slips. Guests staying at The Everett resort are exclusively permitted to dock their boats over night at any one of The Everett’s 5 private piers. The boat slips at The Everett’s piers are large enough to dock up to a 23 ft. Pontoon Boat. The Everett piers and boat slips are available for use by Marina Bar patrons while frequenting the Marina Bar. During the day, all piers and boat slips are available on a first come, first serve basis. Be sure to exercise due care and not leave valuables in your boat in plain view or overnight. The Everett is not responsible for property damage to boats, theft, or vandalism.

All boat trailers when not in use, must be parked in The Everett’s “Overflow” Parking Lot located on the East Side of Everett Road.

Fishing licenses. There are many locations in Eagle River where you can purchase a fishing license. The location closest in proximity to The Everett is:

Guides Choice Pro Shop
4315 E Wall St, Eagle River, WI 54521
(715) 477-2248
Monday Closed
Tuesday through Saturday (8:00 a.m. – 5:00 p.m.)
Sunday (8:00 a.m. – 5:00 p.m.)