



CASA *de* **ICE**

SANTA FE, NEW MEXICO



HOUSE RULES

PLEASE READ CAREFULLY

IMPORTANT ACKNOWLEDGEMENT

Please review this document carefully to confirm Casa de Ice is the right fit for your stay.

Thank you for booking Casa de Ice! By confirming your reservation and staying at Casa de Ice, you acknowledge that:

- You have thoroughly read and clearly understand these House Rules, including all policies, notices, and liability statements.
- You agree to follow all guidelines and rules outlined in this document.
- You accept responsibility and liability for your safety and the safety of all guests in your group regarding the amenities, terrain, wildlife, equipment, and conditions described herein.

If you do not respond or cancel your reservation within the cancellation period provided by your booking platform, we will assume you have fully read, understood, and agreed to all of these terms.

We genuinely appreciate your cooperation in helping us keep Casa de Ice safe, enjoyable, and relaxing for all guests. — Warmly, The Ice Family

BASIC INFO



CHECK IN / CHECK OUT

- **Check in:** anytime after 4:00 PM
- **Check out:** by 10:00 AM

AT A GLANCE

- **Quiet hours:** 10:00 PM – 8:00 AM
- **Outdoor fires out by:** 10:30 PM
- **Occupancy:** 12 adults + small children
- **Trash pickup:** Thursday
- **WiFi network:** Doublearrow — password in your arrival message

BEFORE YOU ARRIVE

To protect the privacy of our guests, we do not provide detailed check-in instructions or the property address until 24 hours before your stay.

Damage or missing items will result in additional charges.

PROPERTY MANAGER / POINT OF CONTACT

GUSTAVO REYES
(505) 459-4937

HOUSE RULES

GUESTS & OCCUPANCY

Casa de Ice comfortably accommodates up to 12 adults plus small children, as permitted by Santa Fe County regulations. We cannot allow more than this number without prior written approval. This limit includes all daytime visitors. If you anticipate additional guests visiting — even briefly — please notify us in advance to obtain approval.

Our home is intentionally designed for relaxation, connection, and quiet enjoyment — not crowds or parties. Please honor this intention during your stay.

Violation of guest limits or unauthorized gatherings may result in immediate termination of your rental agreement.

ACCESSIBILITY NOTICE

Casa de Ice is a restored older property with brick and flagstone floors, a gravel driveway and pathways, a few small steps indoors and outdoors, and natural terrain featuring slopes and uneven surfaces.

Guests with mobility concerns should carefully consider these features before booking to ensure Casa de Ice is a comfortable fit for everyone in your group.

HOUSE RULES

EVENTS & GATHERINGS

Casa de Ice is designed specifically for rest, relaxation, and meaningful connection — not for large events or parties. Weddings and large parties are not permitted.

With prior written approval, we may consider hosting small celebrations of 18 guests or fewer, including daytime visitors — occasions like family birthdays, anniversaries, or intimate reunions.

EVENT GUIDELINES

- All events or gatherings must be approved in writing prior to booking your reservation.
- Any additional guests beyond those included in your reservation must be approved in advance.
- Quiet hours (10:00 PM – 8:00 AM) must be strictly observed during all events and gatherings.
- We have an outdoor sound monitoring system, and serious disturbances to neighbors can end a stay — events included.

Thinking about hosting a gathering at Casa de Ice? Reach out before you book and we'll give you a straight answer on whether it fits.

HOUSE RULES

PARKING & VEHICLES

Parking at Casa de Ice is strictly limited to 4 vehicles, in the designated gravel parking areas. If you anticipate needing more than four vehicles during your stay, please inform us in advance for approval.

Exercise caution when turning or maneuvering near landscaping, pergolas, or natural rock formations to avoid damage.

GETTING AROUND SANTA FE

- Uber: Santa Fe has Uber, but the number of drivers is limited. It often takes 20–40 minutes to get an Uber from the house, especially at busier times.
- For early morning airport trips, scheduling an Uber in advance typically works very well and is strongly recommended.
- We strongly recommend renting a vehicle during your stay. In addition to airport rental cars, consider Turo, a peer-to-peer rental service with flexible pickup and often lower rates.

PETS & SMOKING

Pets: Casa de Ice is strictly pet-free. We cannot accommodate pets under any circumstances.

Violation will result in additional cleaning fees and potential termination of your stay.

Smoking: Smoking of any kind is strictly prohibited indoors. Outdoor smoking is permitted only at the designated areas — the outdoor firepit and outdoor Kiva fireplace. Please dispose of cigarette butts responsibly in the outdoor trash bins.

Evidence of indoor smoking will result in additional cleaning fees and possible termination of your stay.

HOUSE RULES

NEIGHBORS & NOISE

Casa de Ice sits on 17 private, peaceful acres, yet it's still part of a quiet Santa Fe community, and sound carries easily across the open landscape. The honest version: our neighbors are easygoing — they just don't want to hear loud music late at night.

- **Outdoor quiet hours:** 10:00 PM – 8:00 AM
- **Fire pit & outdoor activities:** Wrapped up by 10:30 PM

We use an outdoor sound monitoring system to keep everyone honest, and serious disturbances to neighbors can still end a stay — but keep the outdoor music reasonable and wrap up on time, and you'll never think about this section again.

EXPLORING THE PROPERTY

Our 17-acre property boundaries are intentionally left natural and unmarked to preserve the area's beauty. Please remain within clear proximity of the home and immediate outdoor areas to respect our neighbors' privacy.

The terrain includes uneven ground, slopes, native vegetation, rocks, and potential wildlife encounters. Guests must explore responsibly, cautiously, and at their own risk.

For your safety, keep exterior doors closed when not in use to prevent wildlife or insects from entering the home.

CAUTION

AMENITIES & SAFETY

Casa de Ice features a hot tub, infrared sauna, cold plunge, fitness area, and game room. These amenities carry inherent risks, and proper use and supervision are essential. All amenities are used entirely at your own risk — Casa de Ice is not liable for injuries, accidents, or health issues related to amenity usage.

BEFORE YOU USE THE WELLNESS AMENITIES

- Guests must be at least 16 years old to use the infrared sauna, cold plunge, or fitness equipment. Guests who are pregnant, have heart conditions, cardiovascular concerns, or other health conditions affected by heat, cold, or physical exertion should consult a physician before use. Always supervise minors closely.
- Hot tub is maintained at approximately 104°F; the cold plunge at approximately 54°F. Use caution entering and exiting — surfaces can be slippery.
- Never sit or stand on spa covers. They are for insulation only and break easily.
- Use the provided black towels for outdoor amenities; white bath towels stay indoors.
- Infrared sauna takes approximately 60 minutes to preheat — plan accordingly. Limit initial sessions to 10–15 minutes if you're new to sauna use, and exit immediately if you feel discomfort.
- Pool table felt damage will incur fees. Avoid placing drinks on or near the table, sitting on the edges, or using cues improperly.
- Vintage arcade: supervise minors during use; the power button is on the backside of the machine.

FIREPLACES & FIRE SAFETY

Casa de Ice features four indoor Kiva fireplaces, an outdoor Kiva fireplace, and an outdoor adobe firepit. Santa Fe's high-desert environment is extremely dry, making fire safety essential. By staying at Casa de Ice, you agree to strictly follow these fire safety guidelines:

FIRE SAFETY RULES

- Always use a metal grate or screen over open flames — no exceptions. Never leave fires unattended; fully extinguish flames before leaving the area or going to bed. Keep all fires small, manageable, and fully contained. Maintain a clear area around fireplaces and the firepit, free of debris or flammable items.

One complimentary stack of firewood is provided. Additional wood can be purchased from us or local stores. Do not gather or burn fallen wood from the property.

Before departing, sweep ashes into the provided metal ash buckets near each fireplace and the firepit. Failure to remove ashes will result in an additional \$50 cleaning fee.

Guests are solely responsible for any damage caused by improper or negligent use of fireplaces or the firepit.

TERRAIN. WILDLIFE & SECURITY

TERRAIN & WILDLIFE

Casa de Ice is located on 17 acres of natural high-desert terrain — uneven ground, rocks, slopes, cactuses, and native vegetation. Use caution, especially with children or anyone with limited mobility. Guests explore and enjoy the outdoor areas at their own risk.

Wildlife sightings — including deer, rabbits, bobcats, snakes, coyotes, bears, and insects — are common, and you may hear coyotes at night. There has been recent bear activity in the area: keep exterior doors closed at all times when not actively in use, and keep food and trash secured indoors or in the outdoor containers.

Casa de Ice is not responsible for injuries, accidents, or encounters with wildlife or insects on the property. Exercise caution, supervise minors closely, and explore responsibly.

SECURITY & CAMERAS

Casa de Ice is equipped with exterior security cameras to help protect guests and the property. Cameras are installed around the perimeter of the home, clearly visible, and focused on entrances, doors, and driveway areas. There are no cameras inside the home — your privacy indoors is fully respected.

An outdoor sound monitoring system is also installed to ensure adherence to quiet hours.

Tampering with or disabling security cameras or sound-monitoring equipment is strictly prohibited and may result in immediate termination of your rental agreement.

