



We are excited to host you! We have tried to answer all of your questions on the following pages. Please read through the rules to avoid any additional fees or withholding of the renter's damage deposit.



EMERGENCY INFO
Dial 911 and give our



ADDRESS
316 Canyon Oaks Rd.
Crawford, TX 76638



GATE CODE
Check email



TEXT US
254-307-1819



EMAIL
info@gatheringoaksretreat.com



WIFI
GatheringOaks- Guest
***no password**



SOCIAL
@gatheringoaksretreat

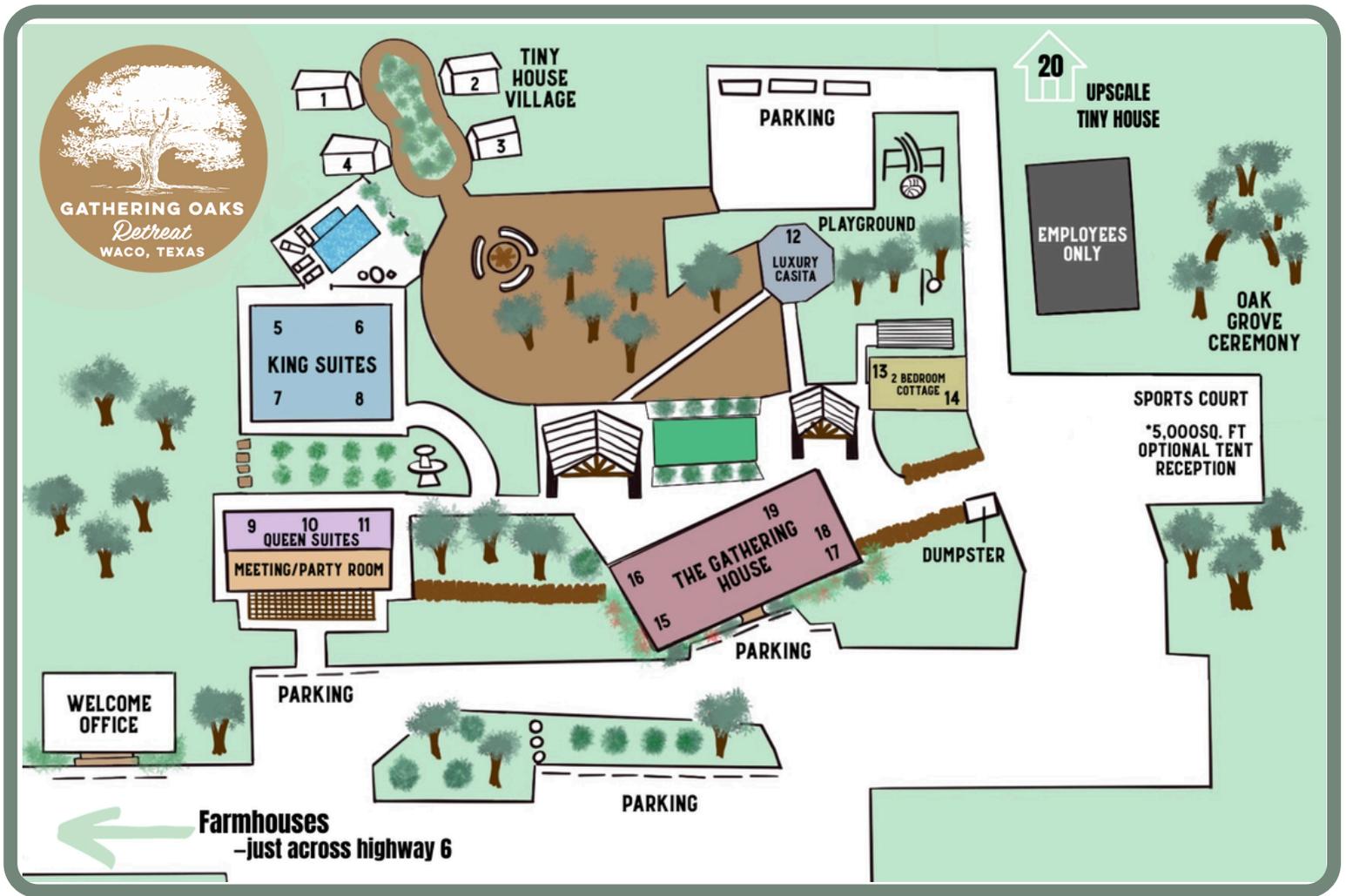
DIRECTIONS

Turn off of Hwy 6 onto Canyon Oaks Road. Follow the sign and arrow to make an immediate right to our gate.

Do not park on the grass

**Continue
below
for:**

- **Map**
- **Check-Out Info**
- **Property Rules**
- **Map & Parking**
- **Keypad instructions**
- **Frequently Asked Questions**
- **Remote Control Instructions**



CHECKOUT INFO:

10am unless you have confirmation of late check out.

- No need to strip the beds; we'll handle the linens!
- Set the thermostat to 76°F AC or 63°F heat.
- You are welcome to take excess trash to the dumpsters by the Gathering House or Tiny House parking.
- Take any leftover food or dispose of bagged food in dumpster.
- Return all indoor/outdoor furniture to its original spot.
- Look around! There is a fee plus shipping cost for returning any left items.

Thanks for helping keep the property beautiful! Safe travels, and we hope to welcome you back soon!

WIFI:

Guest Wi-Fi is available throughout the property.

In the Gathering House use:
GatheringOaksHouse *no password

Meeting Room use: Meeting Room_5Ghz
Password: myretreat

KEYPAD INSTRUCTIONS:

To Unlock:

1. Touch Schlage Emblem to light keypad
2. Enter 4 digit code
3. Lock will open

To Lock:

1. Close door completely
2. Touch Schlage Emblem
3. Lock will engage

Note: If you hit the Schlage emblem and the lock engages, this means it was already unlocked. Enter 4 digit code to disengage. If you enter the wrong 4 digit code 3 times in a row, you will have to wait 30 seconds to try again.

Property Rules

1. Fireworks or explosives are NOT allowed and use of these items will result in Renter eviction. Sparklers are allowed, but should be put out in a bucket of water or sand after use.
2. Hunting or discharging of firearms of any kind is NOT allowed and these actions will result in Renter eviction.
3. Smoking is only allowed in the designated smoking area near the fire pit where cigarette receptacles are located. Smoking is NOT allowed on the property indoors or near any building. Evidence of smoking indoors (ex. strong odor or butts left in an indoor trash can) will result in a \$500 charge per room. Make sure your guests know to dispose of all cigarettes in receptacles. Cigarette/cigar butts left on the ground will result in a charge of \$25 per butt.
4. Burning of candles, incense, or any open flame is NOT allowed indoors. Outdoor candles must be in a container where the flame is not exposed at the top.
5. Pets are not permitted unless authorized by Owner. There will be a fine for any unauthorized pets.
6. Excessive noise of any kind above 70dB measured at any property boundary is not allowed and could result in a visit from law enforcement.
 - a. If a noise violation is issued, Renter is responsible for the fine.
 - b. If Owner receives continued noise complaints, Renter may be evicted.
 - c. Quiet hours are from 11 p.m to 10 a.m. each night.
7. Keep the property and all furnishings in good order.
 - a. Place indoor/outdoor furniture that may have been moved, back to its original location. Do not drag/slide furniture.
 - b. Do not use thumbtacks or make holes in the walls or structures.
 - c. Confetti, glitter, silly string, water balloons, or similar products are prohibited.
8. Only use appliances for their intended uses.
9. Any garbage must be stowed in the proper receptacle during the stay. All Renter garbage and cooking grease must be placed in the dumpster in a sealed container or bag. Do not put grease down the sink!
10. All open food items must be removed prior to check out. We encourage you to use the dumpsters to dispose of bagged food.

11. Pool Rules:

- a. Glass is **NOT** allowed inside the pool fence.
- b. No children under the age of 13 are permitted in the pool without adult supervision.
- c. **Use pool at your own risk.**
- d. Staff may close pool to perform cleaning.
- e. Owner is not responsible for injuries sustained in the pool or pool area.
- f. Do not use white hotel towels at the pool. Two Turkish pool towels are provided per room. There will be a \$50 fee per towel that is misplaced and not put back in room.
- g. Pool is a seasonal amenity & is not heated.
- h. Excessive wind, rain or weather may cause some debris in the pool and pool area.

Hot tub can be heated seasonally Oct-April.

We schedule heating times remotely, and it cannot be turned on manually. Additional fees may apply, **Any attempt to enter the fenced pool equipment area will result in a \$500 fine or loss of damage deposit.**

12. Fireplaces and Fire Pit:

- a. Do not attempt to light or burn anything in the indoor fireplaces without Owner permission.
- b. Outdoor fire pit can be lit with Owner permission. We can load wood and a starter log for a \$50 fee or you can bring your own wood at no charge. **DO NOT** gather wood from the property and attempt to burn.
- c. It is the responsibility of the renter and guests to abide by any McLennan County, TX burn bans.

13. Check in/ Check out- Check in is 4pm and check out is 10am.

Unless you have received written confirmation of an early arrival or late departure, there will be a fee if any guests are on property before 4pm on the day of check-in or after 10am on the day of check out.

This is a natural and rural environment. Renters understand that wild animals (including poisonous insects and snakes) may be present outdoors and it is NOT the responsibility of the Owner to eradicate or exterminate them completely. Should an animal come into a structure, notify the Owner staff immediately for removal. Owner is not responsible for any accidents, illness or injuries that occur while on the premises or its facilities.

Owner is not responsible for the loss of personal belongings or valuables of the Renter.

All Renters are expressly assuming the risk of any harm arising from their use of the premises or others whom they invite to use the premise.



Frequently Asked Questions

Entertainment?

We provide Dish TV for entertainment in all individual rooms. The Gathering House has Apple TV and an HDMI port. Please bring your own HDMI cord. Continue down for instruction for tv remotes.

What is provided in each room?

AC/heating unit, refrigerator, 5 cup coffee pot & coffee packs, blow dryer, bath towels, bed linens, EO- shampoo & body wash, and toilet paper.

What should I plan to bring if I rented the Gathering House?

Paper towels, HE laundry detergent pods for laundry area located in the Gathering House, creamer and specialty coffee/k-cups, any specific kitchen item you may need, ice chest.

Is there ice?

The ice machine sits in the courtyard just outside the Gathering House. This should generate enough ice for individual use. If you plan to fill coolers, we recommend purchasing bags of ice. Bring your own cooler.

Can I drink the tap water?

Yes, the water is safe to drink or you are welcome to bring bottled water.

Grocery store:

H-E-B is the main grocery store chain in Waco, with several locations. The nearest one, located at 1301 Wooded Acres Dr., is about 15 minutes from the property. Additionally, there is a Sam's Club about 30 minutes away. For last-minute items, there is a Dollar General just a few minutes up the road.

Where can I run or walk?

Feel free to explore the entire 30 acres, but please refrain from opening any fences or gates. Canyon Oaks Rd is ideal for biking, running, or walking. Additionally, there is a short trail behind the tiny houses that you can explore. Just a reminder, please avoid entering areas marked "Personnel Only."

Is the pool heated or can I use the hot tub?

The pool is NOT heated. Hot tub is scheduled remotely in colder months. (See property rules).

Pool depth?

Depth approx. 6ft at the deepest point.

Are pool towels and toys provided?

Turkish towels are provided. However, you may want to bring extra or larger pool towels as well. Guests are welcome to bring pool toys. Please take or throw away after your stay.

Activities and Outdoor Spaces:

Our sports court can be used for a variety of activities. The turf grass area and pavilions are also great spaces for outdoor events.

What games do you have?

We offer a variety of yard games, including Corn hole, ping pong, a putting green, hook and ring game, Giant Connect 4, Giant Jenga, and a playground. Guests are also welcome to bring their own games!

Pickleball?

We are excited to announce that the sports court now has two pickleball nets! While we have paddles on the property, guests are welcome to bring their own paddles.

Is there fishing?

While we have a small pond at the front of the property, it is not designated for fishing. We've heard that there are fantastic fishing spots on Lake Waco.

Can I bring my dog?

The tiny houses are pet friendly with an additional fee.



THERMOSTATS

Gathering House | Luxury Casita 12 Bedroom Cottage 13/14

Please DO NOT turn A/C below 68 degrees or the Heat above 78. The A/C could freeze up and completely quit working.

- Thermostats are located in the hallways by room #16 and across from room #17.
- You can increase or decrease the temperature by pressing the + or - buttons. To adjust the mode from heat to cool air click the "MODE" button.
- Keep the fan on Auto.

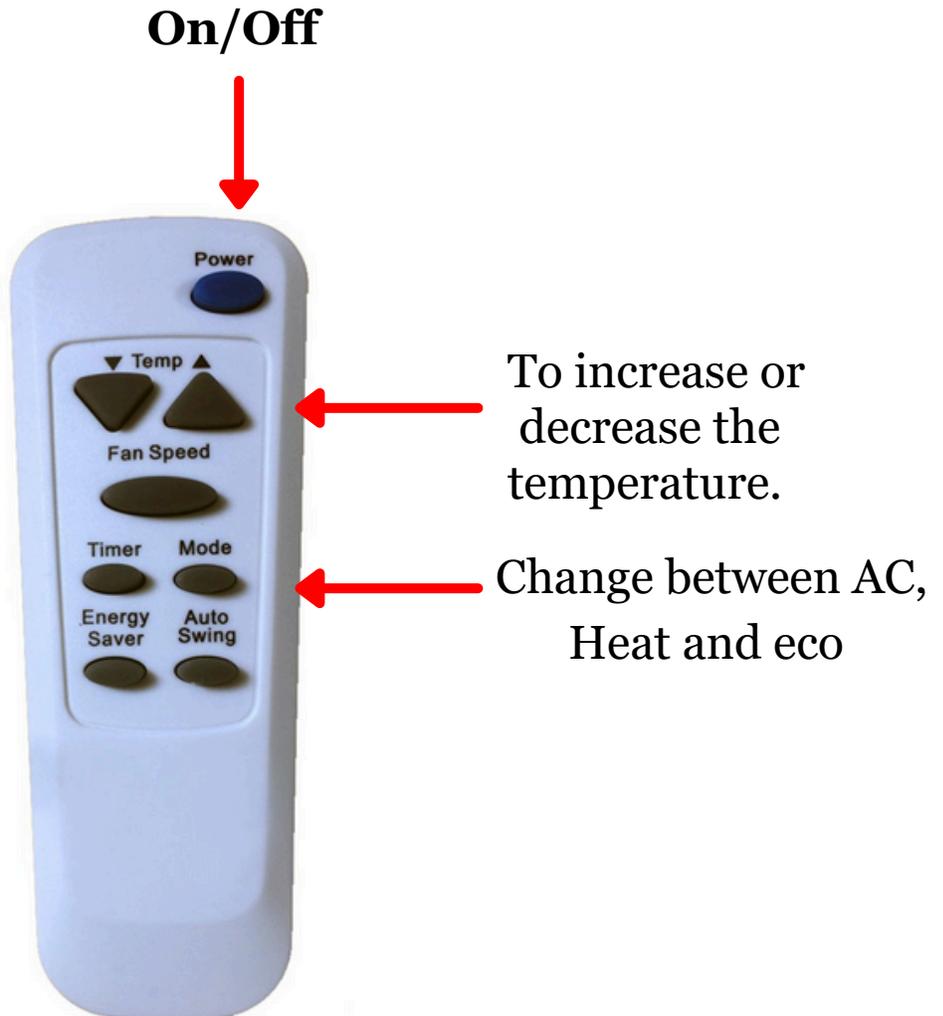


THERMOSTATS

Tiny Houses 1, 2, 3, 4 | Upscale Tiny House

Please DO NOT turn A/C below 68 degrees or the Heat above 78. The A/C could freeze up and completely quit working.

- Thermostats are controlled by remote or directly on the unit.
- You can increase or decrease the temperature by pressing the + or - buttons. To adjust the mode from heat to cool air click the "MODE" button.



Point remote at unit

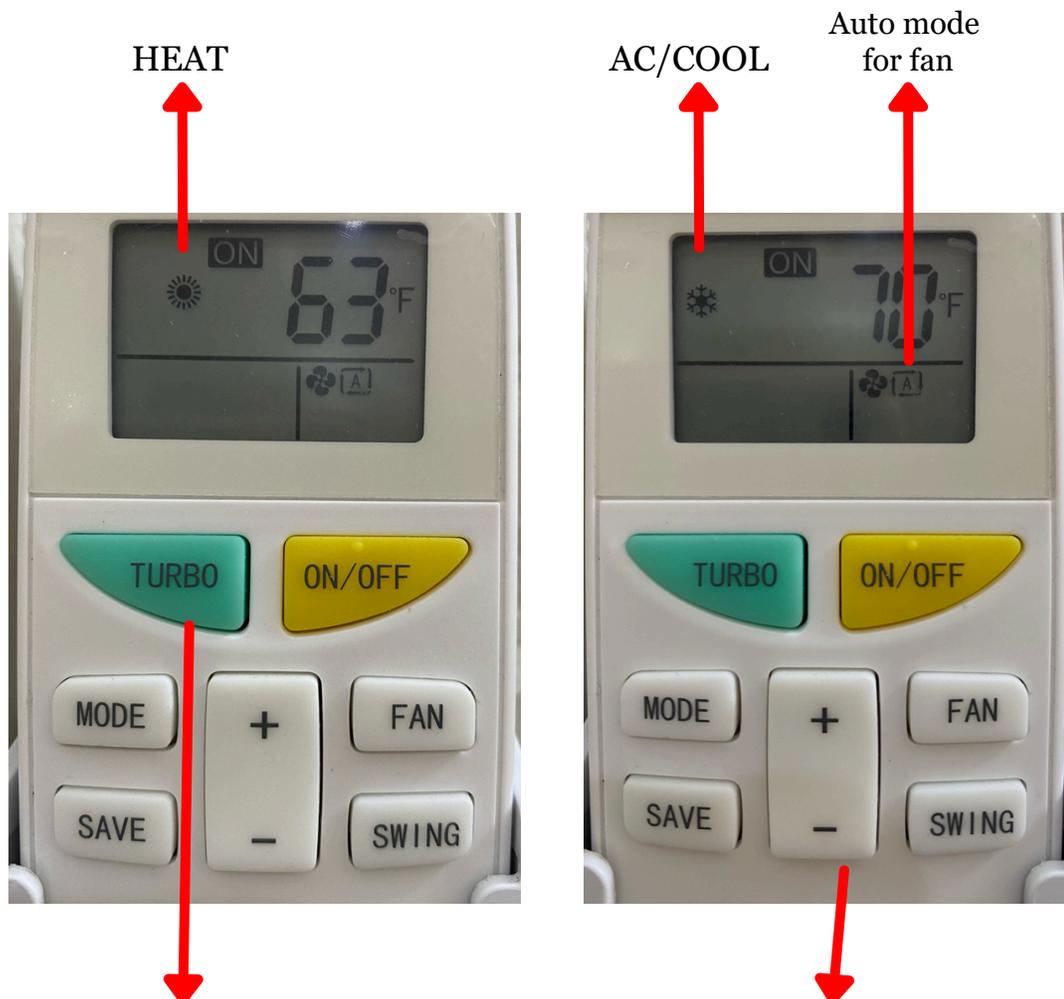


THERMOSTATS

King Suits 5, 6, 7, & 8

Please DO NOT turn A/C below 68 degrees or the Heat above 78. The A/C could freeze up and completely quit working.

- Thermostats are controlled by a remote on the wall near the door. **Make sure you point the remote at the unit.**
- You can increase or decrease the temperature by pressing the + or - buttons. To adjust the mode from heat to cool air click the "MODE" button.
- Cool is the snowflake ❄️ and Heat is a sun ☀️
- Keep the fan on Auto ("A" with a square around it).
- If your room is not getting warm/cool enough quickly you can press "Turbo" but once the room is at the temperature you need turn Turbo off to not overwork the unit.
- Click the "LIGHT" button to remove any light from the unit.



**Use to cool or heat room rapidly.
Do NOT keep it on this mode for long.**

**To increase or decrease the
temperature.**

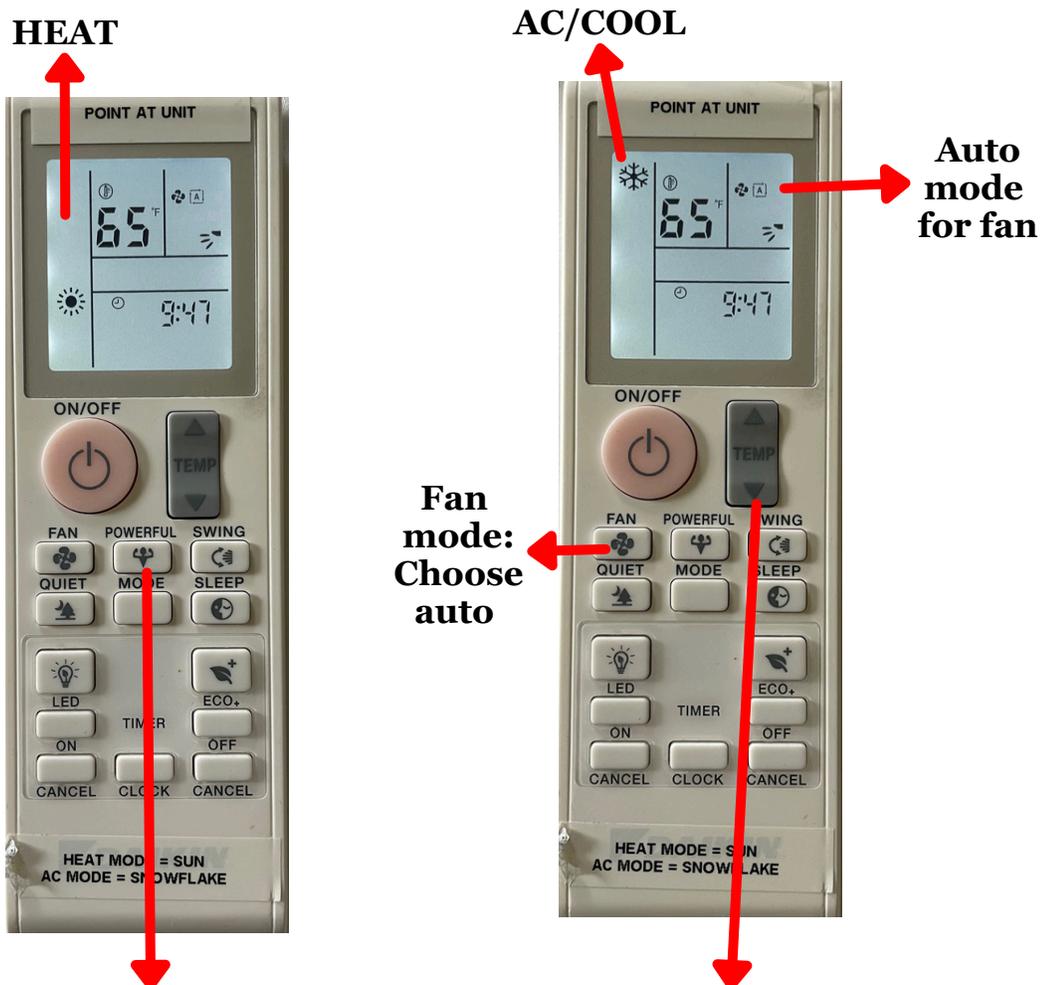


THERMOSTATS

Queen Suites 9, 10, & 11

Please DO NOT turn A/C below 68 degrees or the Heat above 78. The A/C could freeze up and completely quit working.

- Thermostats are controlled by a remote on the wall near the door. **Make sure you point the remote at the unit.**
- You can increase or decrease the temperature by pressing the + or - buttons. To adjust the mode from heat to cool air click the "MODE" button.
- Keep the fan on Auto ("A" with a square around it).
- If your room is not getting warm/cool enough quickly you can press "Turbo" but once the room is at the temperature you need turn Turbo off to not overwork the unit.
- Click the "LIGHT" button to remove any light from the unit.



**Use to cool or heat room rapidly.
Do NOT keep it on this mode for long.**

**To increase or decrease
the temperature.**



TV REMOTES

Queen Suites 9, 10 & 11

TV INSTRUCTIONS

- Turn on the TV with the power button.
- The tv my automatically go to dish, if not select Satellite TV on the home menu.
- Use the Dish remote. Press Sat then power. Press guide to choose a channel.
- Chanel 977 is our favoite for calm music .
- To watch Prime, Netflix, Disney, or Hulu you can click the bottom buttons and directly go there. Or use the Home button on the TLC remote.
- Both remotes can control the volume.

DISH TROUBLE SHOOTING

1. Check that cords are securely plug in
2. Reboot the dish box
3. Follow the prompts on the screen

*The dish can be affected by the weather. If you have attempt all of these steps and the dish is still not working that maybe your sign to go outside and enjoy the courtyard.

SCAN FOR DISH REMOTE GUIDE



TV REMOTES

Tiny Houses 1 , 2, 3, & 4 | Suites 5, 6, 7, & 8

TV INSTRUCTIONS

- Turn on the TV with the power button on the top left of the Insignia remote.
- Click on the Home button. Scroll to 
- Click HDMI 1 for Dish. You'll need to switch and use the Dish remote. Press SAT then the power button.
- Channel 977 is our favorite for calm music.
- To watch Prime, Netflix, Disney, or Hulu you can click the bottom buttons and directly go there.
- To go back to the main page press the home button on the top middle of the remote.



DISH TROUBLE SHOOTING

1. Check that cords are securely plug in
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SCAN FOR DISH REMOTE GUIDE



KITCHEN

Gathering House

DISPOSAL

If the disposal stops running..

1st- It most likely over heated, let it cool down before trying it again.

2nd- push the red reset button on the bottom of the disposal toward the back.

