

LUCKY 13  
4650 NORTH MOQUI STREET  
BOULDER, UT 84716

Entry Instructions:

Please use the key box directly across from the front door, on the pillar. The code is (XXXX). Key should be placed in key box as you go to and from the house. Please do not take the key off site at any time. Contact Michael or Britney (below) with questions about entry or keys.

Property Rules

1. Lucky 13 is located on a one acre lot. This is a neighborhood and guests are not permitted use of property surrounding Lucky 13 as it is owned privately. Access to public lands is not available through the neighborhood and trespassing laws apply should you attempt to make use of properties surrounding Lucky 13 that are privately owned. Maps are available should you want to visit public lands surrounding Boulder and the Kings Ranch Estates neighborhood.
2. This is a no-pet rental. Pets are absolutely not permitted.
3. Garbage cans are located on the lower patio of Lucky 13. Please dispose of all trash at the end of your stay in the community dumpsters across the street from Halls Gas Station.
4. Please park in designated spots only.
5. Quiet time is 10pm - 7am. Thank you for respecting the neighbors and keeping our neighborhood peaceful and enjoyable for residents and guests of Kings Ranch Estates.
6. Please turn off all outdoor lighting while not in use and when you retire for the evening. This gesture helps avoid light pollution and honors Boulder Towns dark sky aspirations.

## House Rules

1. Thank you for removing your shoes at all times.
2. Please make note of the exits (2 upper/on to deck, 1 lower), fire extinguishers (1 upper, 1 lower) and smoke detectors (2 upper, 1 lower) in the home. Pictured.
3. Fireplace Rules:
  - a. Please make use of the fireplace and the firewood stored outside. We thank you for contributing to our wood fund should you use an above average amount of wood. Fireplace door must be closed at all times.
  - b. Ashes from fireplace should always be placed in the metal can near the fireplace. **DO NOT PLACE ASHES IN ANY OF THE GARBAGE CANS.**
  - c. Fire must be completely extinguished before leaving the house on all occasions. There are no exceptions to this rule.
  - d. In case of fire emergency, there is a fire extinguisher hung on the wall adjacent to the fireplace as well as in the kitchen upstairs. Please call emergency services (listed below) for emergencies.
4. Thank you for ensuring all wet gear is placed on a black shoe holder. Gear that is not yet dry can be placed on the patio or porch to keep it safe until it dries.
5. Thank you for taking care of the house keys. Guests will be responsible for lost items. Replacement House Key - \$20.
6. Thank you for using the drains and toilets responsibly. No feminine products should be flushed. Guests will be responsible for costs incurred should drains become clogged.

### Check-Out

1. Please clean and put away all used dishes.
2. Please remove sheets from the beds that were used during your visit. Sheets can be placed on top of the beds or near the washing machine.
3. Please place all used bath towels on the floor of the bathrooms or near the washer and dryer at the end of your visit.
4. Please place used kitchen towels in the kitchen sink or near the washer and dryer at the end of your visit.
5. Haul trash to community dumpsters in Boulder Town.
6. We invite you to sign our guest book upon your departure. We hope you enjoyed your visit and look forward to having you back soon! Safe travels.

### House Tips

1. Wifi Username: XXXXXXXXXXXX Password: XXXXXXXXXXXX
2. Enjoy the use of the Apple T.V. Guests must use their personal accounts. Be sure to log out at the end of your visit. If you fail to do so, we will do our best to log you out to avoid the next guest having access to your accounts.
3. It is suggested that all guests use an AWD vehicle during the months November thru May. And, please drive with caution at all times.

**Emergency Contact Information:**

Emergency: 911  
Fire Department: 435-335-7300

**Property Owners/Managers:**

Michael: 435-714-0162  
Britney: 435-705-8554

**Emergency Health Services:**

Escalante: Kazan Memorial Clinic, 435-826-4374, 570 E Moqui Ln, Escalante UT  
Bicknell: Wayne Community Health Center, 435-425-3744, 128 South 300 West, Bicknell UT  
Panguitch: Garfield Memorial Hospital, 435-676-8811, 200 North 400 E, Panguitch UT

**BE  
GAREFUL**

**BEWARE OF  
ICE**

