

WELCOME TO THE BUNK HOUSE

If there is anything I can do to make your visit more pleasant, or to report a maintenance issue, you can contact my cell/text 770-540-8380 or my home/office at 706-677-0072. Please call between 8 a.m. and 8 p.m. If I go to church on Sunday morning, I am unavailable from 10-12:30. Enjoy your stay,

CJ Farmer

In case of Emergency

In case of emergency, dialing 911 on your cell may take you to the dispatcher in your home county. If that is the case, call the Banks county Sheriff's office 706-677-2248 and tell them. To dispatch an emergency vehicle to the bunk house, the address to the apartment next door is # 348 Hickory Flat Drive, and you should mention that you are inside the stables at Grove River Ranch.

Door Key

To issue a key to guests, a refundable cash deposit of \$75 must be left at check-in. If the key is lost or guest fails to return key at check-out, the cabin will have to be re-keyed at the expense of the guest and will be deducted from the key deposit or security deposit. There are lockers in the Bunk House, just bring your own padlock and key.

Checking Out

To prepare for checkout, your assistance with the following would be appreciated:

- Dishes, pots, silverware, utensils must be washed, dried and put away, wipe out the frig, stovetop, and oven if used.
- Windows and doors must be left closed, lights and heating and air conditioning thermostat off
- Leave all trash in plastic garbage bags – replacement trash liners are under the kitchen sink
- If fire ring or grill was used, make sure all embers have been extinguished with water before leaving.
- Double-check that you packed your personal items, management not responsible for items left behind.

BUNK HOUSE RULES

Check-in time is 3:00 p.m., check-out time is 11:00 a.m. To prepare for checkout, the instructions are listed above on previous page.

Quiet time to be observed is from 11 p.m. until 7 a.m. The apartment next door is occupied.

NO SMOKING in the bunk house, stables, cabin, indoor arena or any other building on the ranch. Please dispose of cigarette butts in the containers outside the buildings. Violators will be charged a \$250 fee for odor abatement in the bunk house.

No drinking of alcoholic beverages by persons under the legal age of twenty-one (21) is allowed on the premises. Guests understand and agree that if Guests allow underage drinking on the premises. Illegal drug use is strictly prohibited. No alcoholic beverages allowed in the equestrian center area. Please respect the ranch as a place of business and protect the family atmosphere. Violators may be evicted with no refund.

No vulgar, lewd, obscene language will not be tolerated; no rowdy, threatening or dangerous behavior will be tolerated anywhere on the premises. Guest/visitors exhibiting objectionable behavior will be asked to leave with no refunds of rent or fees paid.

NO PETS ALLOWED in the bunk house. In the best interest of all current and future guests, a no-pet policy shall be strictly enforced. No exceptions! Violators will be asked to leave with no refund. Visitors are discouraged from bringing pets, but if they do, they must be contained and visitors must properly disposing of pet waste and repairing any damages caused by pets.

PLEASE observe the 15 mph speed limit everywhere on the ranch. This is for the protection of our guests on foot, those on horseback, employees on the premises, and pets that occasionally get loose. The trails and farm tractors cross the driveway in several places.

Please leave your spurs and muddy boots at the door outside.

To avoid spills and stains on rugs and furniture, please eat and drink only at the dining table or outside.

Please inform the management of any repairs or maintenance that needs to be completed.

There is WiFi on the premises at the main house. If your device picks up "HomeWiFi-Guest" and asks you to sign in, the password is groveriver

Do not remove any cookware, linens or furniture from the bunk house or loan to other guests. *Camping guests are not allowed to use the furnishings or facilities at the bunk house.*

Please do not use heavy face creams or greasy lotions that may stain bed linens or towels. If heavy face creams must be used, guests are required to bring their own pillow cases from home.

Fires are to be built outside only within the stone or metal fire rings where provided at the picnic shelter and campground. Guests must acknowledge, understand, and agree that bon fires are prohibited when the National Weather Service has issued a fire watch for this area. These fire watches are issued during times of very low humidity, drought, and high winds. Manager will notify Guests when this warning has been issued. No metal, plastic, glass or other trash is to be burned in the fire rings. Only dead wood already on the ground is to be burned. Cutting trees or branches is strictly prohibited! Guests further agree that no fire will be left unattended and that ashes will be soaked with water before departure.

Guests are responsible for making sure any of their visitors observe and obey the house rules as set forth. Guests are financially responsible for any damages caused by their visitors.

All damages and liability for accidents or injury to people, animals, and vehicles either while or exiting the premises if the responsibility of visits and guests, not Grove River Ranch LLC.

INSIDE THE BUNK HOUSE

Heating & Air Conditioning

The thermostat for the central heating and air conditioning system is in the bedroom by the light switch. Please turn it off before you leave.

Kitchen

The full sized kitchen has an assortment of small appliances such as coffee maker, blender, toaster, etc. It is also stocked with cookware, plates, glasses and utensils. . Do not put grease in the sink! *Please do not remove the strainers from the sinks* except to empty them. Food particles and grease stop up the lines. If you use the coffee maker, please empty the coffee grounds and unplug it before you check out.

Bathroom & Bedrooms

The bathroom does have 8 towels, hand towels and washcloths, but feel free to bring your own if you wish.

Each of the four bunk beds in each bedroom has a mattress cover and pillow on it. Please bring your own sheets, or you can rent a set of sheets for a \$5/set laundry fee.

NOTE: The recommended maximum weight limit on the top bunk is 150 pounds.

If you are an extended stay guest, please do not wash Bunk House linens and towels with your personal laundry, and *do not use bleach*.

Satellite & DVD Player The Bunk House does not have satellite TV at the moment, but will be added when bookings increase. The television does play DVDs, but the VHS player appears to be jammed.

Trash Removal

All trash must be in plastic bags and placed in containers. There are a couple of 55 gallon containers for trash in the stables.

Maintenance & Repairs

Please call/text me at your earliest convenience if you notice anything broken, missing, or in need of service 770-540-8380 cell or 706-677-0072 home/office.

OUTSIDE THE BUNK HOUSE

Gravel Roads/Grassy Areas

Roads leading to most rental properties are dirt and gravel and mountainous and are sometimes bumpy and can be muddy in places. Do not drive or park on the grass. Please observe the 15 mph speed limit on the ranch driveways for the protection of loose animals and other guests! For everyone's safety, no recreational activity other than horses is permitted. No rollerblading, ball playing, bicycle riding, ATVs, golf carts, etc.

WiFi & Cell Service

There is no WiFi in the Bunk House, most guests bring their own hot spot devices,. There is a wifi router in the office at the main house, a good distance from the Bunk House, accessible if you are parked fairly close. Your device will pick up "HomeWiFi-Guest" and will request you to sign in, the password is groveriver

Cell service on the ranch will depend upon the coverage of your carrier in this area and the quality of your cell phone.

Stabling

Stabling for guest horses is available, reservations must be made prior to arrival. All horses arriving with guests must have a 12 month negative coggins test. All riders and handlers must sign a Waiver of Liability. In the case of a minor child, the waiver must be signed by both parents.

Picnic Shelter & Outdoor Grill

For family or group gatherings guests may use the picnic shelter in the primitive camping area on the river. It has three picnic tables, a large brick fire ring for bon fires, and a built-in charcoal grill. Bring your own charcoal. Please pour water on the hot coals when you are finished with it. There is no running water (except the river) or toilet facilities at the picnic shelter.

Fire Pit

Please build any outside fires only within the brick fire ring at the picnic shelter on the river or at the campground. Guests acknowledge, understand, and agree that bon fires are prohibited when the National Weather Service has issued a fire watch for this area. These fire watches are issued during times of very low humidity, drought, and high winds. Manager will notify Guests when this warning has been issued. *The ranch is completely surrounded by forests - your help to prevent forest fires will be greatly appreciated!*

No metal, plastic, glass or other trash is to be burned in the fire rings. Only dead wood already on the ground is to be burned. Cutting trees or branches is strictly prohibited! Do not leave fires unattended, and soak ashes with water before departure.

Hiking

Guests are welcome to hike our wooded single-track trails, about 10 miles in length. The trails along the river are relatively flat and have some picnic areas, some of the trails are mountainous terrain, but all of them are pretty. A copy of the color-coded trail map can be downloaded from the web site, and there is a bunk house copy in this notebook.

Horses on the Ranch

Please do not feed any horse that does not belong to you.

Horseback Riding Lessons

We do not rent horses to the general public, but we do offer riding lessons by appointment. Please review the student policies document in this notebook for details about what to wear, etc. The indoor arena is great for all-weather riding. For riders who can demonstrate sufficient control skills, lessons may be continued out on our scenic trails. Private lessons cost \$45/hour, semi-private lessons are \$35/rider/hour, let us know if you would like a 2 or 3 hour lesson. A waiver must be signed, and riders must wear a shoe or boot with about a ½" heel. Riders under the age of 18 must have both parents sign the waiver, and one parent must be present.

Pond/Fishing

No swimming in the pond is allowed, no lifeguard on duty. The pond has been stocked with bream, catfish and bass. Bring your own fishing gear and bait, guests can keep what they catch. Clean fish at the pond, not inside the Bunk House.

Biking

Bicycles, mountain bikes, golf carts and guest ATVs are not allowed to be ridden on the ranch to avoid spooking the horses. However, there are several mountain bike trails in the Chattahoochee National Forest less than an hour from the ranch.

Wildlife & Insects

Guests who venture into the woods may encounter bear, deer, turkey, skunks, mosquitoes, wasps, scorpions, ticks, ants, chiggers, snakes, and other wild life. Guests are encouraged to dress accordingly and to bring insect repellent for outdoors activities.

Rainy Days

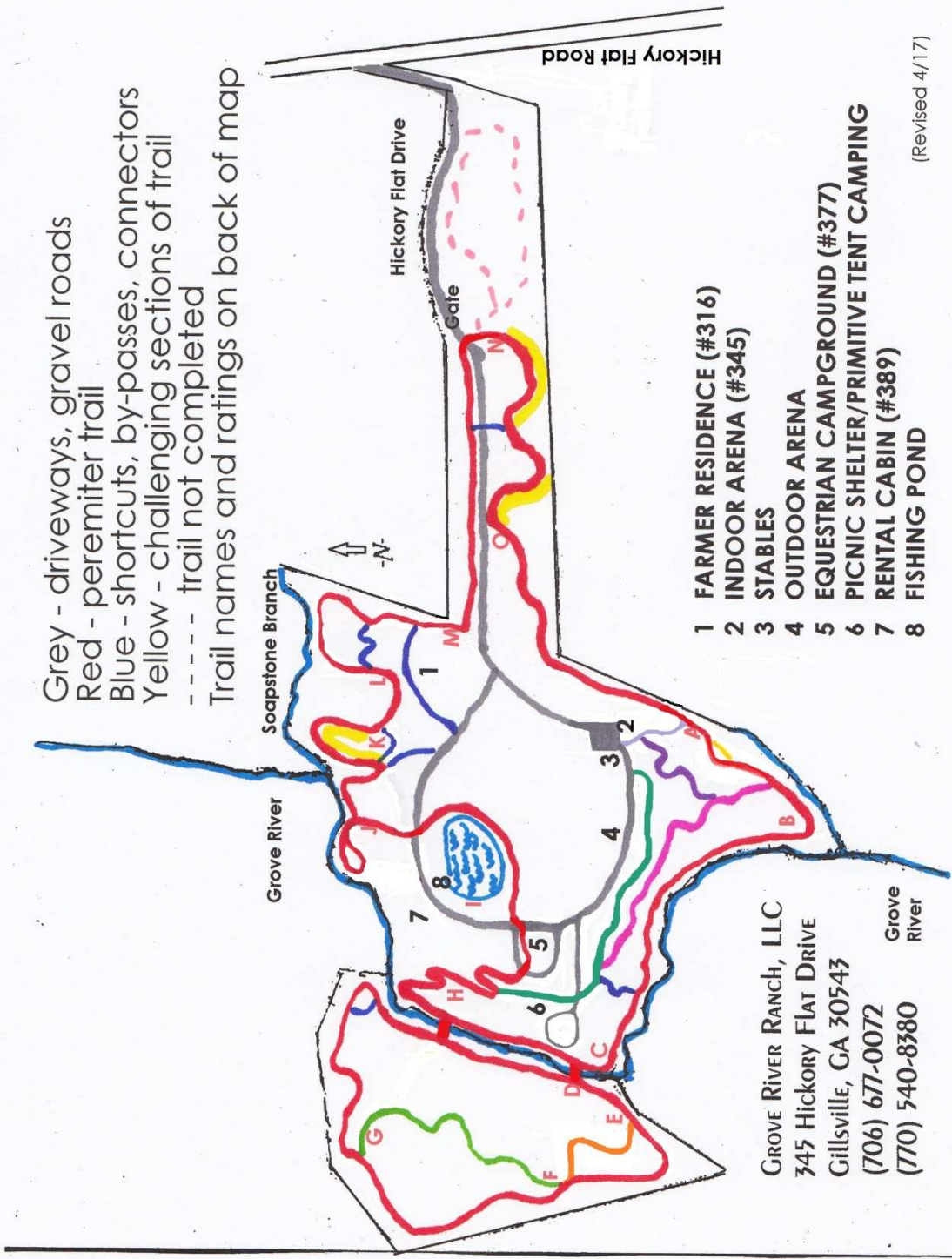
On rainy days, and when the trails are very wet, the horse trails are closed for resource protection as well as the safety of guests. If you would like to explore the area, visit some of the attractions listed on the Area Attractions page.

Enjoy your stay, and contact me if there is anything you need 770-540-8380 or 706-677-0072.

HIKING AND HORSE TRAIL MAP

(stay on trails, do not trespass onto neighbor's property)

Grey - driveways, gravel roads
 Red - perimeter trail
 Blue - shortcuts, by-passes, connectors
 Yellow - challenging sections of trail
 - - - - - trail not completed
 Trail names and ratings on back of map



- 1 FARMER RESIDENCE (#316)
- 2 INDOOR ARENA (#345)
- 3 STABLES
- 4 OUTDOOR ARENA
- 5 EQUESTRIAN CAMPGROUND (#377)
- 6 PICNIC SHELTER/PRIMITIVE TENT CAMPING
- 7 RENTAL CABIN (#389)
- 8 FISHING POND

GROVE RIVER RANCH, LLC
 345 HICKORY FLAT DRIVE
 GILLSVILLE, GA 30543
 (706) 677-0072
 (770) 540-8380

(Revised 4/17)

OFF PREMISES AREA ATTRACTIONS

Banks Co. Chamber of Commerce CVB

bankscountychamber@windstream.net
<http://bankscountychamber.com>

Call to receive information about
Banks County and various festivals and
events held during the year
877-389-2896 or 706-677-2108

Lake Lanier Striper Charters

Gainesville, GA
Jeff Blair 678-542-4176
jeff@lakelanierstripercharters.com
<http://lakelanierstripercharters.com>

Zip Line Canopy Tour Adventures

Lula, GA
770-869-7272
<http://northgeorgiacanopytours.com>

Southeastern Expeditions, Whitewater Rafting

Clayton, GA 30524
800-868-7238
<http://southeasternexpeditions.com>

Jaemor Farms

5340 Cornelia Hwy/Hwy 365
(mile marker 35, 2 miles north of
Lula)
Alto, GA
770-869-3000
info@jaemorfarms.com
<http://jaemorfarms.com>

Funopolis Family Fun Center

Banks Crossing/Commerce, GA
706-335-3866
<http://funopolisfamilyfuncenter.com>

Chimney Oaks Golf Course

Homer, GA
706-677-3333
<http://chimneyoaks.com>

Atlanta Dragway

Commerce, GA
706-335-2301
<http://atlantadragway.com>

Gresham Motorsports Park

Jefferson, GA
706-387-7490
<http://greshammotorsportspark.com>

Commerce Crossing Mall Stores

Banks Crossing/Commerce, GA
706-335-6352
alicia@hwproperties.com

Nova Cinemas

Banks Crossing/Commerce, GA
708-335-4366
Movie Hotline 706-423-9659
<http://novacinemas.com>

BodyPlex of Commerce

Commerce Crossing Shops
(706) 423-9442

AREA RESTAURANTS – BANKS CROSSING

To see listings, locations and contact info on area restaurants and eateries,
<http://www.scout.me/restaurants--near--banks-crossing-ga>

A sample of what you will find will include Ruby Tuesday, Outback Steakhouse, Applebee's, Long Horn Steakhouse, Little Italy Pizzeria, Shanes Rib Shack, Cracker Barrel, Ryan's Steakhouse Buffet, LaHacienda, Golden Buffet Chinese, Jimmy Jo's Smoke House BBQ, Zaxby's, Pizza Hut, Sonic Drive-in, Papa John's Pizza, McDonald's, Wendy's, Burger King, Chick Fil-A, Five Guys Burgers, Captain D's, Bo Jangles, etc.

Directions to Banks Crossing/I-85 from the ranch:

From the end of the gravel driveway at mailboxes, turn left onto Hickory Flat Road. Go 1 mile to stop sign, turn right onto Hwy 51. Go about 5 miles to next stop sign, turn right onto Hwy 164 East/Historic Homer Highway. Go about 2 miles to the next stop sign, turn right onto 4-lane US Hwy 441 south. Go about 2 miles and Banks Crossing is the heavily developed area on I-85 (Exit 149).

Directions to Lula/Gainesville/I-985 from the ranch:

From the end of the gravel driveway at mailboxes, turn left onto Hickory Flat Road. Go 1 mile to stop sign, turn left onto Hwy 51. Go 4 miles to the 4-way stop in Lula. To continue on to Gainesville, go straight through the 4-way stop 1 mile to stop sign at 4-lane Hwy 365. Turn left and continue about 8 miles, Hwy 365 turns into I-985 in Gainesville.

AREA GROCERY STORES

Kroger MarketPlace, Gainesville
2034-2110 Limestone Pkwy
near I-985 Exit 24
Gainesville, GA 30501

WalMart SuperCenter, BanksCrossing
30983 Highway 441 S
south side of I-85
Commerce, GA 30529

Ingles Market & Deli
220 Highway 334/US Hwy 441 South
Commerce, GA 30530

Lula Grocery
Hwy 51/Cornelia Hwy
2 blocks south/west of 4-way stop in Lula
Small, but closest to the ranch

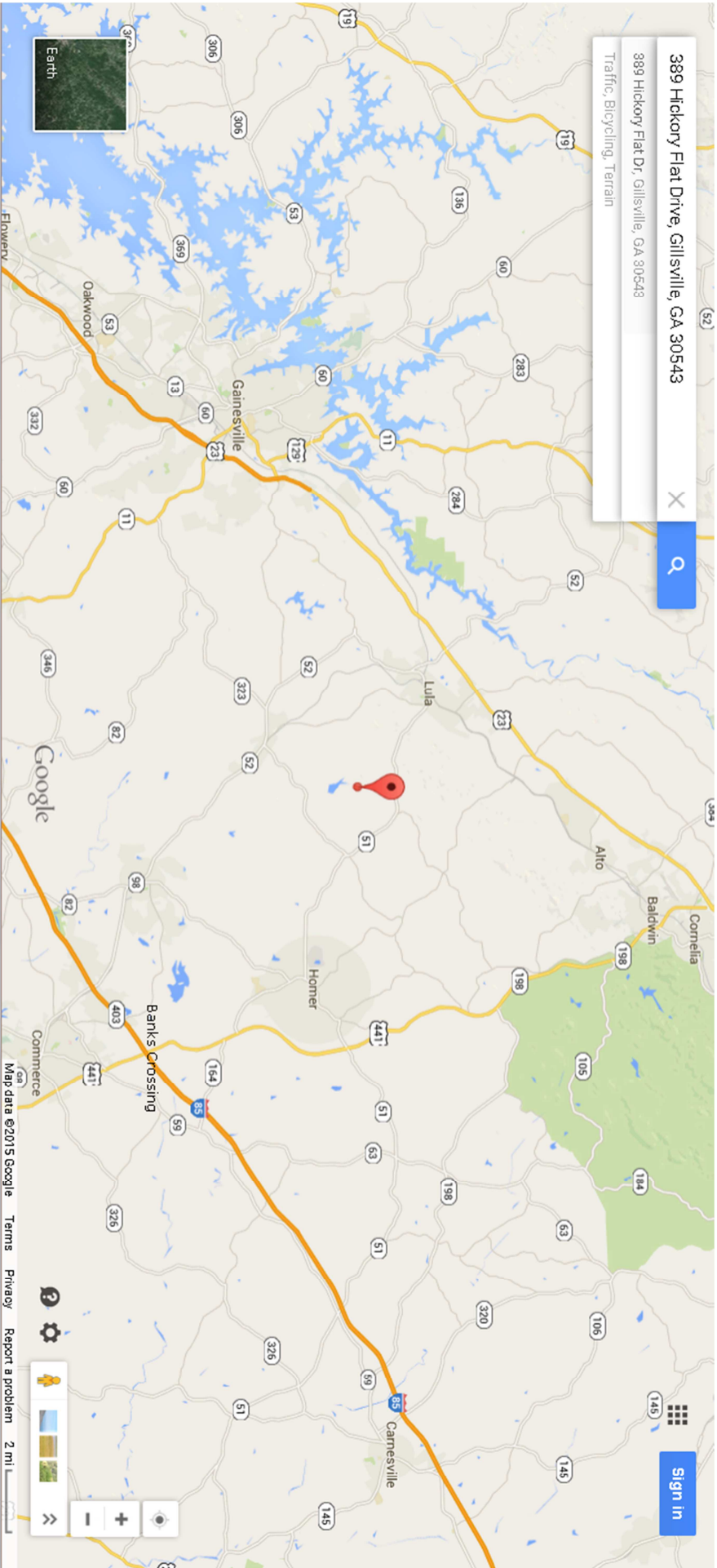
389 Hickory Flat Drive, Gillsville, GA 30543

389 Hickory Flat Dr, Gillsville, GA 30543

Traffic, Bicycling, Terrain



Sign in



GROVE RIVER RANCH, LLC

RULES for EQUESTRIAN GUESTS

Current negative coggins must be checked upon arrival. No reservation refunds for inability to provide verification. Strangles vaccine, West Nile, and other vaccinations recommended to be current.

DRIVEWAY SPEED LIMIT IS 10 MPH. Please watch for farm equipment operators, employee traffic, horses being turned out, and other driveway activity. Be mindful of visitors touring the ranch on foot, most of whom will be children. The horse trails cross the driveway in two or three places.

ALL damages and liability for accidents or injury to participants, animals, automobiles and trailers, either while on, coming from, or exiting, the premises, is the responsibility of visitors and guest, not Grove River Ranch, LLC.

The Stables are in the building on the right. If you have stalls reserved, pull halfway down the left side of the stables to unload at the 8' roll-up door. All hay unloaded from your truck/trailer must be contained in a bag and may be left in front of your stall. Please clean up any hay/shavings/manure that may fall out of your trailer (no cleaning out trailer in campsite). Place manure in designated containers only, the manure pit is located at the edge of the woods behind the stables, next to a blue trail entrance.

When finished unloading, pull straight ahead to the campground, or continue around the stables in a clockwise direction to park on the left side of the wide gravel area in front of the barn. There will be plenty of room for another trailer to pull around you on the right. Please do not park on the grass or on the asphalt, only in designated areas to avoid blocking driveways – it is a fire hazard to block any barn exits. *Do not drive or park on the grass please!* Keep horses off the Bermuda sod.

Please take your horse in and out of the stables using the side or rear roll-up doors. Do not ride or graze horses on the Bermuda sod, feel free to hand graze in the fescue areas.

In the best interest of safety for everyone, the equestrian center area is not to be used for any recreational activity other than horses - NO rollerblading, ball playing, etc. Any visiting children under the age of 16 who are not participating in a lesson must be accompanied by an adult at all times.

NO SMOKING in any of the buildings on the ranch. While smoking outside, please do not throw cigarette butts on the ground. Please protect the scenic value of the ranch by not littering.

BEFORE you ride or turn horses out in the indoor arena or indoor round pen, no matter how little movement you expect, it must be **WATERED DOWN FIRST!** A member of staff or management will be available to help with this. Horses may not be left in the indoor arena unattended. The indoor arena may not be used for short-term turnout. Please do not tie horses up to the arena fences or gates.

Visitors needing a brief period of turnout for their horses must ask permission first so the regular boarder turnout schedule is not disrupted and equine conflicts can be avoided.

All arenas and round pen are available at all times on a first-come basis (unless lessons, a clinic or event is in progress). If you wish to leave your whip, tack, mounting block or other personal property at the arena, please hang it up, do not leave it in the sand.

Because of strong well water pressure, please keep water hoses turned off, and wind hoses back up on their holders.

Do not ride or walk horses on the asphalt driveways unless where absolutely necessary. Do not ride on the grass sod areas. When riding the property, please stay on designated marked trails and gravel/dirt roads, and follow other specified trail rules posted with trail map.

Guests are responsible for cleaning up after themselves ASAP. If you spill anything or your horse urinates in the stables, hose it off immediately. Droppings in the wash rack and grooming areas are to be cleaned up at the time they are made, not after you finish riding. Do not leave piles in the driveway or parking areas. There is a wheelbarrow and poop scoop in the stables that you are welcome to use. Your cleanliness will not only reduce bacteria, flies, and odor, but demonstrates your consideration for others who use the facility.

If your horse is muddy, please hose it outside – no mud allowed in the wash racks. After using the wash rack, please rinse it and dump any contents of the drain basket in the trash (use a hoof pick to lift the drain cover and basket).

When you pass through a door or gate, leave it as you found it (unlocked, locked, open or closed). Please keep all doors closed, remember to turn off water and lights. Keep climate-controlled tack room and bathroom doors closed (tack rooms should be locked).

We prefer that visitors do not bring pets to the ranch. However, any pets belonging to visitors, patrons, boarders, their guests, family, and employees must be contained on a study leash not to exceed 10 feet in length, in a crate, or within a vehicle during the entire visit to Grove River Ranch. Absolutely no pets inside the river cabin or bunk house! Visitors are responsible for properly disposing of pet waste and repairing any damages made by pets.

Horses that chew/crib must wear muzzles or straps while not being ridden. Destructive or dangerous horses will be asked to be removed without refund. Stallions are permitted on trails, but must be kept in a stall when not being ridden.

Do not tie your horse up to any of the ranch structures, water spigots, or fencing, including the indoor arena irrigation heads, and outdoor arena fences. In the stables, tie up to the steel beams only, not to stall fronts, blanket bars, halter hooks, etc. Tying horses to trailers parked in the gravel is permissible EXCEPT IN THE CAMPGROUND.

Campground and cabin facilities are provided for the exclusive use of the guests registered to those areas. DO NOT TIE UP OR HIGH LINE HORSES AT THE CABIN PLEASE.

If you break something or observe something in need of repair, please tell the management.

Because of strong well water pressure, please keep water hoses turned off, and wind hoses back up on their holders.

Please do not feed any horse that does not belong to you.

Please keep your tack and other personal property locked up. Manager is not responsible for lost or stolen items. Do not borrow anyone else's horse, tack, or personal property without their PRIOR approval.

NO ALCOHOLIC BEVERAGES in the equestrian center area (stables and indoor and outdoor arenas). Please respect the ranch as a place of business and protect the family atmosphere. Any substance abusers will be escorted from the premises without a refund of any fees paid.

No vulgar or obscene language/gestures. Lewd, rowdy, threatening or dangerous behavior will not be tolerated anywhere on the premises. Guests exhibiting objectionable behavior will be asked to leave the premises with no refunds of any fees paid.

(Revised 12/18)

TRAIL RULES

When trail conditions are very wet, trails will be closed for resource protection and for the safety of horses and riders.

All riders are strongly encouraged to wear a helmet. Minimum rider age is 7 years old, previous trail riding experience required.

The trail terrain is sometimes mountainous, a breast collar for your horse is recommended.

When riding the property, stay on designated marked trails, gravel or dirt roads. Do not shortcut switchbacks. Getting off the trail greatly increases your chances of stepping in a hole, encountering dangerous terrain, stirring up a yellow jacket nest, or getting lost.

Stay on the ranch trails, do not trespass onto adjoining private property.

Comply with all signs and respect barriers.

Cross the river/creeks and water your horse only at designated crossings.

Loose dogs strictly prohibited on trails as well as all other areas of the ranch.

During hunting seasons, it is recommended that riders wear bright orange vests and/or a cow bell.

No racing or rough riding on trails or in camp, no riding double, and no ponying on trails.

No unauthorized ATV's or motorcycles in camp or on the trails.

Take high lines or cross tying lead lines to use in the forest rather than tying up horses directly to trees. Do not tie up horses within 25 feet of the creek or any picnic tables.

Protect the scenic value of the trails by not littering. Whatever you pack out on the trail or to picnic areas, be sure to pack out again.

Please do not feed the swamp creature.

TRAIL ETIQUETTE

Avoid riding alone. If you must do so, tell someone where you plan to go and when you plan to return.

Always have a "trail boss". Larger groups should also have a drag rider. These should be experienced horse people who can assist less experienced riders and horses, if necessary.

If your horse kicks, you need to tie a red ribbon in the tail.

Never start riding until all riders are mounted up and ready to go.

Maintain a safe distance between riders, at least one horse length between horses. Do not run up behind a horse on the trail.

On the trail, never pass the trail boss unless requested to do so.

Don't leave a dismounted rider on the trail unless they ask you to.

Downhill traffic yields to uphill traffic.

When coming up behind other riders, slow to a walk and alert them your approach so that he/she can correctly handle his/her horse as you come up, or advise you if he/she is having any problems. Pass only at a walk, ride single file, pass left.

When approaching others head on, pass only at a walk, ride single file, keep right. Space permitting, one group may pull aside and stop. When going around blind corners make your presence known.

Never trot or gallop away from the group without warning. Coordinate "fast" work with other riders so no one's horse gets excited and tries to keep up with the group before the rider is ready.

Organize a game plan before hitting the trail in case you stir up a bee's nest.

Don't take unsafe or untrained horses on a group ride (3 or more). These horses should be conditioned with experienced horses and riders before being subjected to a larger group.

If you or your horse is having trouble, allow more space in front and behind. If necessary ask the trail boss to stop the group to allow you to work out the problem.

At a stream, stay together and wait until all horses have had a chance to drink before riding away. Some horses have trouble crossing streams. Give them space!

(Continued)

Use the "buddy system". Always be willing to lend a hand if needed, and ask for help if you need it.

Smoking while riding can be dangerous. Pick a fire-safe rest stop to have a cigarette. Do not throw butts on the ground – pack them out with you.

If you stop on the trail, tie your horses to high lines provided or cross tie with your lead lines. Tie high, solid and short enough with a slip knot to prevent entanglement, and provide sufficient space between horses so they can't go "butt to butt" and kick each other.

Don't let your horse scratch on or nuzzle other horses or riders. Aside from being annoying and starting horse disputes, this is a frequent cause of "hang up" and broken headgear.

No alcohol on the trails.

We recommend you pack a cell phone on your person (not attached to your horse), trail map with phone numbers, bottles of water, a first aid kit, snacks, halter and lead line (and a camera!)

If you see a tree down on the trail, a bee's nest, or other maintenance needed, please make a note of the trail name or junction letter and pass this information on to the management.

Enjoy your ride!

(Rev 3/15)

