

IMPORTANT FACTS & TIPS

FOR THE PARK CITY TOWNHOME, UNIT 254, PARK AVENUE CONDOMINIUMS

www.parkcitytownhome.com

1. **Access & Keys.** A code, which should be provided to you before your arrival, is needed to access the lock box on the carport closet door to obtain an entry key. Additional keys are inside the unit. Owner closets should be locked and not disturbed. If assistance is needed, see "help" at the very bottom.
2. **Internet, Answering Machine and Phone Lines.** The main phone line is 435-615-1540. A second line, 435-615-1931, for the fax or as a voice/dial-up line is under the kitchen counter and in the Master Suite. An Ethernet line is connected to the computer and is also accessible via the router above the fax machine. To use the answering machine, be sure it is turned on and delete messages upon your arrival.
3. **For direct (overnight) deliveries use:** Park Ave Condo 254, 1785 Captain Molly Dr., Park City, UT 84060. Or, if no one will be in the unit, use the rental office (649-5114). There is no U.S. mail service.
4. **The Master Bedroom Suite or "Lockout"** has an additional entry next to the carport that may make it easier to take luggage in/out for the guests in this room.
5. **The Gas Heat** is usually controlled by the downstairs thermostat, but there is a "Down, Off, Up" switch in the Master Suite hall closet that also changes this control and should be checked if it is too hot or cold.
6. **Fireplace.** The grate should touch the back wall and the wood should also be in the very back. If not, smoke may enter the room. To use the gas starter, a key and butane "lighter" are on the left and in/on the end table or on the mantle. When using the lighter, use a straight arm and do not put your head in the fireplace. Please close the mesh or doors and keep the rug in front to prevent carpet burns.
7. **Free Firewood is outside on the patio and the porch.** Use the firewood carrier to bring wood into the fireplace, but since the wood may contain bugs, do not store wood in the unit; burn it immediately. Recover the patio wood to keep it dry. The patio light, with a switch by the doors, has a motion sensor.
8. **The TV/ Stereo system** may require your use of the guides on the coffee table or instructions in the drawer under the TV. To view a DVD, set the stereo receiver on CD, not DVD, set the TV channel on 3 & the TV/Video selector on the TV to "Video". Movie, music & game libraries are below the TV.
9. **Hot Tub:** To turn on, touch the "1" button with waves under it on the LCD, possibly twice, and one more time to stop it; not "2" and never "3". The LCD should read 103+/-, never "OFF" which will show if the "3" button is touched. Touch "3" again to turn it on. Instructions are inside next to the wood bench.
10. **The Atrium Outdoor Light** above the hot tub is motion/light activated within the atrium and carport. It is turned on/off via the switch outside the atrium door next to the doorbell and should be kept on.
11. **Ski & Pole Storage** should not be inside the unit; please use the ski racks in the atrium next to the front door. Snowboards can be stored in the outdoor atrium too. Lock the atrium door for security.
12. **The Washer/Dryer** will only operate if the doors are closed. Do not place detergent in the "center holes" and please be sure the lint filter is cleaned before using the dryer.
13. **The Boot and Glove dryer** uses cool, not hot air, which helps preserve boot and glove shapes, but can take a few hours. Please do not leave it on overnight or it may overheat.
14. **Outdoor Gas Grill.** Be sure to turn the gas on the tank under the grill on before using and off when finished, and please follow instructions on the grill. After the grill is cool, be sure to recover it.
15. **Electric Circuit Breakers.** The townhouse panel is in the hall closet and the lockout / hot tub panel is in the mechanical closet off the carport. Bath/kitchen outlets have individual breakers that can be reset.
16. **For Spills & Accidents,** a spot remover, dust buster, vacuum and broom/dust pan are in the hall closet.
17. **For the Living Room Light Switch** in the hall to work, the lights on either side of the couch must be turned on and the silk tree lights and lamps must be plugged in the proper sockets.
18. **The Sleeper Sofa** bedding is usually in the hall closet. Be careful moving the coffee table; its top raises.
19. **The Central Humidifier** is normally adequate to keep humidity levels at comfortable levels, but during very cold weather, portable humidifiers in the hall closet and in the master suite can be useful.
20. **Instruction manuals** are in drawers under the kitchen counter, in the entertainment center or in end/night tables - plus user tips are provided next to items, e.g. the hot tub, fireplace, TV, etc.
21. **A Guest Book** is at the kitchen counter in the living area; please sign it before leaving.
22. **For Help/Assistance/ Repairs** contact Rebecca with Peak to Peak Housecleaning at 435-640-0469 and for Hot Tub assistance call Chris at 435-640-1074. You can also contact the owner at 888-272-8824.

WARNING. Risks and hazards are associated with the use of the hot tub, fireplace, electronics, appliances and other features that may result in injury if not properly used. The correct use of any item in the Park City Townhome is the responsibility of the tenant, guest or visitor. Therefore, please consult the User Tips and, more preferably, the specific instructions for a particular item. Also, please report any damage, non-working items or anything missing items to: condo@schottco.com.