

22 Riverwalk Place, Davis WV 26260

House Guide & Rules

Updated 7/27/2026

Overview: *Eminent Domain is a 3 story, 4 bedroom, 4.5 bath single family home located in downtown Davis, WV, on the Blackwater River. The living and kitchen are upstairs for the views and bedrooms are found on all 3 floors. This is an all-electric house with solar panels, foam insulation, and sound-reducing windows.*

Arriving: Eminent Domain is located at 22 Riverwalk Place in the Davis Riverwalk subdivision in downtown Davis, WV. Turn off of the main street in Davis (William Ave) into Riverwalk Place gravel road. 22 Riverwalk Place (Eminent Domain) is the first house on the right. Upon arrival:

- Park directly in front of the house on the 3-car gravel driveway.
- Additional guest parking in HOA Parking Lot #1 immediately to the right of the house
- See the digital deadbolt on the front door and enter the guest code provided

Wifi:

1G Service from Breezeline with Amazon Eero mesh routers. Network name is "Eminent Domain" and password is "RooRooRoo+1". I am able to see internet outages locally and regionally and can assist in any troubleshooting.

Trash: Your bagged trash goes to the dumpster in the Parking Lot near the Pavilion (visible from front porch). The lock on the dumpster is a combo of 0000, and press button on the side of lock.

Security:

While it is very safe in Davis, it is best for liability reasons that you lock the house when no one is in the house.

Privacy:

There are no cameras or recording/monitoring devices of any kind in the house or on the back covered porches. There is a doorbell camera on the front of the house and a roof camera directed to the HOA parking lot next door.

Hot tub:

Please shower before entering the hot tub. Do not permit people to sit or stand on the hot tub cover. No children under 7. The emergency power cutoff located on the wall opposite the hot tub and next to the outside shower is for emergency use only.

Power: Eminent Domain is a 100% electrified house, extremely well insulated and on city water. That means that if the power goes out, the HVAC, lighting, appliances and all electric will go out, but water pressure will still be there. While outages of any appreciable duration in downtown Davis are very rare, if they happen, any reimbursements will be governed by the policy found in our rental agreement and attached here. In the event of an outage, I will direct you to a closet containing flashlights, cordless lamps and more!

Induction Cooktop:

The kitchen's cooktop is induction and the provided pots & pans are induction-compatible. We ask that you do not bring outside pots and pans into the house. Instructions for Induction Cooktop operation are attached here.

Drinking Water: Davis Riverwalk has Town of Davis water. The house has its own 'whole house' water filtration system. The fridge has its own filtration system in addition to the whole house system.

Second Floor Audio: This system accepts any streaming source from a mobile device. Connect to 'Great Room Bluetooth.' Second Floor audio consists of ceiling speakers in the Great Room (Zone A on receiver) and Back Porch (Zone B on receiver). Do not adjust any volume dials found on the wall or the subwoofer. Please use the Porch audio (B) sparingly and consider neighbors.

Basement Home Theater: This system is a Dolby 5.1 audio with a 75" Roku TV. It is set up so that the Roku remote turns on/off and adjusts the Dolby receiver automatically with the TV. Please do not reconfigure the setup in any way and do not adjust the subwoofer.

House Provisions: See attached stocking list. The Shop'n'Save grocery is a few blocks down the main street should you need anything.

House Linens: We provide and use 100% cotton sheets and towels.

Cleaning Supplies:

There are cleaning products below the Laundry Room sink and kitchen sink.

Kayaks:

During warm months there are two or three 1-person flat water kayaks stored under the mini-garage attached to the left side of house. Ideal recreational paddling behind the house is when the Blackwater is around 3'. Check here:

<https://waterdata.usgs.gov/monitoring-location/USGS-03066000/#dataTypeId=continuous-00065-0&period=P7D&showFieldMeasurements=true>

Bikes:

During the warm months there are bikes racked on the front porch. You may use them at your own risk. BYO helmets and gloves. We have bikes at another house in town so please reach out if additional bikes are needed. Tire pump, bike rinse, and further bike repair tools/supplies/services available from Blackwater Bikes is next door.

Grill:

Guests are welcome to use the in-ground charcoal grill and pavilion next to the house. Bringing grills, gas griddles, fire pits or similar flame sources onto the house's porches or within 10' of the house is prohibited.

Fireplace:

Guests are permitted to use the outside fireplace year round. Rental signatory is responsible for supervising proper fireplace use. Firewood is stocked in the niche next to the outside fireplace and more is available at the grocery. Do not use accelerants such as lighter fluid with the fireplace. Fire starter sticks or 'Duraflame' logs are fine, but some crumpled paper usually does the trick. Close the mesh curtain and do not leave the fireplace unattended. While we all love having a real wood burning fireplace, they are a high liability aspect for both damage and safety so it is recommended that a knowledgeable person be placed in charge of the fireplace use.

Fire Pit:

Feel free to use the fire pit near the river that is visible to the left from the back porch.

Light Controls:

Selected lights have illuminated paddle smart controls that are different from the standard paddle switches found throughout. Press the illuminated circle for on-off. For dimmers, see the up-down buttons at the top of the control paddle.

Central Heating & Cooling:

This all-electric house is equipped with a smart 3-zone cold climate variable speed heat pump system. Adjust each floor/zone by adjusting the thermostat found in the hallway of the zone/floor.

Check-out:

1. For late checkout please request from owner/manager.
2. Leave dishes clean or in dishwasher.
3. Remove trash from the house to the dumpster that is visible in the parking lot to the right of the house.

Damage (vs regular wear & tear):

We ask that you care for the property as if it were your own. We don't sweat the small stuff, but there are some high end finishes, furniture and art in the house. Following are examples of what would be considered damage:

- Wood furniture surface rings – heat or beverage rings that cannot be easily fixed will be considered damage with Guest liability
- Glass windows, deck railing panels, shower glass or furniture tops – glass damage will be considered damage and not wear & tear.
- Floor or door gouging may be considered damage
- Countertops – chipped counters are considered damage and not wear/tear.
- Fireplace misuse - cracked masonry interior, melted glass, burned decking boards, burning holes in furniture cushions or similar results of fireplace misuse are considered damage and not wear & tear.
- Audio - blowing a ceiling speaker or subwoofer will be considered damage

In the unlikely event of damage such as the above examples, we will retain any damage deposit and invoice for any balance.

Safety: 911 for any emergency

Here is guidance for various emergencies. This info is only for your assistance and using these steps and resources is in no way a requirement of our Rental Agreement. You will be away from your home with friends and family doing new things in new places. One or more in your party should have a plan in mind for the unlikely event that something happens during your vacation.

Fire/smoke: This electric house has smart smoke detectors as well as CO detectors to detect guest-introduced sources of carbon monoxide. Do not disable alarms unless done in coordination with owner/manager. It is your responsibility to heed standard residential alarms, and understand how to respond. Unless it is an emergency, always contact us if an alarm goes off. For a fire emergency, call 911 and then please let owner/manager know as soon as practically possible.

Medical emergencies: If you call 911 about a potentially serious medical issue, you will get EMS response first, and they will decide between ambulance or helicopter transport to – usually – Davis & Elkins WVU Hospital in Elkins or Garrett County Memorial Hospital in Oakland, MD.

Medical non-emergencies: Note there are bandages plus a basic First Aid Kit in a laundry room drawer. For health issues such as an upset stomach, cold, cuts needing stitches, research online and consider calling St George Canaan Valley Clinic at (681) 435-0011. Tell them the issue and they will say whether it is appropriate to go to them and can also provide referrals.

If the issue warrants a drive to ER, there are two very good hospitals within 1 hour: In Oakland MD: Garrett County Memorial Hospital at 301-533-4000. In Elkins WV, Davis Memorial Hospital at 301-636-3300.

Important Policies:

- No smoking anywhere on the property, inside or outside.
- No animals or pets on the property.
- Lodging occupancy is limited to the maximum of 8 plus infants.
- Gathering occupancy for day visitors in the house shall not exceed total occupancy of 12 people.
- No firearms on the property.
- No ATV's or off-road motorcycles on the property (except on trailers).
- We ask that noise plainly audible outside the house end by 10pm weeknights and 11pm on weekend nights.
- No camping of any kind in the Davis Riverwalk driveways or HOA parking lots.

House Stock & Equipment:

Outside:

Kayaks (3)

Paddles (3)

Vests (1-2)

Bikes - 1-3 recreational hybrid bikes. Salsa Dos Niner (XL) softail MTB. BYO helmets etc.

Firewood for several nights

Tesla Level 2 EV charger

Trash Dumpster located in the parking lot next door - combo is 0000

Kitchen - stocks:

Plastic bags and leftovers plasticware

Spice selection

Ground and whole bean coffee

Tea selection

Olive Oil

Pepper and salt grinders

Ground salt

Paper Towels, napkins

Dishwasher pods

Dish soap

Scrub sponges

Sugar packets & sweetener packets

Misc baking supplies

Kitchen - specialty:

Dining table seats 8 but has internal leaves to seat 10

Induction cooktop - see instructions attached here

Craft ice maker in fridge

Ninja smoothie blender

Kitchenaid mixer

Dicer

Lemon squeezer

Coffee bean grinder

French Press Coffee Maker

Drip Coffee Maker

Tea Press

Electric kettle

Toaster

Microwave and Air Fryer (built in)

Measuring cups and spoons

Mixing bowls

Cookie sheets, pie tins, glass casserole pans

Large broiling pan and rack

Circulon nonstick cookware

Wood salad bowl

Serving platters and serving dishes
Plastic kid cups & bowls

Wet Bar:

Martini shaker and glasses
Wine glasses and opener
Cocktail tumblers
Beer Growler - for taking to the local microbreweries, where they will fill for take out.
Misc liquors - consume these sparingly to preserve our generous policy of abundance

Laundry room:

Laundry pods
AAA batteries
AA batteries
Various office supplies
First Aid Kit

Bathrooms:

Body Soap, Shampoo, Conditioner, Hand soap
Additional toilet paper, feminine products
Hair dryers
Makeup removal pads
Bath bombs and/or Epsom salts for the soaking tub in Bedroom 1

Bedrooms:

Premium hybrid mattresses in each bedroom – each a different model to suit varied preferences
400 count 100% cotton sheets
Extra linens
Blanket and coverlet per bedroom
Extra comforters with white cotton duvet covers

Rec Room:

Table with poker cover and poker chips/cards
Large wooden Chess Board
Variety of board games and children's books
XBox, two controllers, and several Xbox games

Eminent Domain

LG Induction Cooktop – Quick Start Guide

1. Use only our Provided Cookware (not bakeware) - other cookware may scratch the surface or may not transfer heat.

2. Press and hold POWER for 1 second. Select a cooking zone by tapping. Choose a power level (1–9) within 5 seconds.

3. Cooking Levels Reference

1–3 = Melt/Simmer • 4–6 = General Cooking • 7–9 = Sauté, Sear & Boil • Boost = Fast boiling and rapid heating.

4. Always use the exhaust hood when cooking

5. Helpful Features

- Simmer Mode for sauces and stews
- Pause reduces all active zones to low heat
- Timer (0–99 min) provides an alert but does not turn burners off

6. Turn Off by setting the cooking zone to 0 or press POWER to turn off all zones.

Safety Reminders

- Hot Surface indicator means the glass may still be hot.
- Never leave cooking unattended on high heat.
- Do not place metal utensils or lids on active cooking zones.

Cleaning

Allow the surface to cool. Use multi-purpose cleaner provided and do not use abrasive sponges or cleaners.

Airbnb-Compliant Power Outage/Failure Policy

1. Scope & Essential Amenity Rule

This house is fully electrified and has Town of Davis water pressure. This policy applies exclusively to unpredictable power outages caused by local grid failures, severe weather, or accidents. Electricity is classified as essential amenities. If a power outage entirely disrupts these services, guests are eligible for structured compensation.

2. Pro-Rated Reimbursement Structure

Reimbursements apply strictly to the base nightly lodging rate affected by the outage.

- **Under 4 Hours:** Considered a minor temporary disruption. No refund is issued.
- **4 to 12 Hours:** A **30% refund** of the affected night's base rate.
- **12 to 24 Hours:** A **50% refund** of the affected night's base rate.
- **Exceeding 24 Hours:** The property is deemed uninhabitable and Guest shall check out.

For any outage longer than 12 hours, Guests may choose to checkout early and unspent nights will receive a **100% refund** of the base lodging rate.

3. Exclusions

- **Platform Fees:** Airbnb or VRBO service fees, localized occupancy taxes, and cleaning fees are collected and controlled by Airbnb and VRBO. The host cannot refund these directly.

- **External Disasters:** If the outage is part of a regional macro-disaster triggered by war or government-mandated evacuations this policy does not apply.
- **Consequential Damages:** The host is not responsible for food spoilage, delayed travel, or missed events. Guests are strongly encouraged to purchase independent travel insurance for auxiliary losses.

4. Verification and Claims Process

Host will work with Guest in good faith to identify power outages on the First Energy web site, ascertain expected duration, confirm outage documentation, and mitigate guest's impacts by providing battery operated lamps and/or propane heater etc, depending on season and time of day. To secure a refund, guests must submit a formal request via the Airbnb Resolution Center within **72 hours** of the incident.