

Policy

Rio Hondo Investments, Ltd. dba Lazy U Ranch

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CHECK IN TIME: Check in time is 4:00 pm.

CHECK OUT TIME: Check out time is **11:00 am**. Remember, we have guests checking in after you.

Gate Code/CAR TAGS: Private gate code will be provide upon receipt of full payment or one week prior to stay whichever comes first.

DEPOSITS/CANCELLATIONS: **50% non-refundable deposit is due at time of booking. Balance is due 30 days prior to arrival. The security deposit will be refunded within 1 week after departure assuming no damages/violations occur.**

REFUNDS: Rio Hondo Investments, Ltd. does not refund money for early departures for any reason. Rain checks will only be issued in an emergency evacuation. Rio Hondo Investments is an Agent for its land owner and does not have the authority to refund money to renters for any reason. There will be NO REFUNDS for shortened stays; you must pay for what you book. Refunds will not be given for incidents out of our control such as rowdy crowds, etc. Nor will they be given for disorderly conduct reported by security. (Security reports available upon request)

NON-SMOKING: LODGE is NON-SMOKING. **Any evidence of smoking (smell, ashes, etc.) in the property will result in total loss of deposit.** Smoking is permitted outside; please dispose of all smoking debris properly *outside*. **PETS:** If pet(s) are found in any property or evidence of a pet, then a **\$300.00 charge will automatically be deducted from security deposit.** Pets are strictly prohibited.

INSPECTIONS: The maximum occupancy for the LODGE is highly monitored. Rio Hondo Investments, Ltd. has the right to inspect the number of people in your party. Only registered guests may occupy the property. Any party exceeding the maximum occupancy is reason for eviction without reimbursement of rents and deposits.

Please do not flush any feminine products, grease, etc down the toilets. Plumbing issues caused by these problems will be charged back to the guest with full forfeiture of deposit.

A/C & REFRIGERATORS: Do not overload the refrigerators with warm food and drinks. The refrigerator will not be able to cool fast enough to keep the contents from spoiling.

FAIR HOUSING: RHI complies with all Fair Housing requirements, and will not deny any rentals because of race, color, religion, sex, origin, handicap or family status. However, RHI will not rent to any persons under the age of 25. All reservations must be made by a "Responsible Party" 25 years of age or older. They must occupy the property during the entire reservation time. All additional guests occupying the property must be 25 years of age or older or be accompanied by a parent/legal guardian. NO CHILDREN ALOUD UNDER THE AGE OF 16. RHI reserves the right to ID and evict any and all guests that are not in compliance with this regulation. The "Responsible Party" will be responsible for all charges: including violations, lockout fees, damages caused to unit, buildings, etc. No bachelor/bachelorette parties are allowed.

SAFETY: Safety and security is the sole responsibility of the Guest. Owner(s) or its agent assume no responsibility or liability for the safety or security of the guests, or for injury caused by the criminal acts of other persons. If a disturbance should arise during your stay, contact the **Guadalupe County Sheriff Department at 830-303-5241 or 911.**

GUESTS: Guests are responsible for their own proper conduct and of all guests, including the responsibility for understanding and observing all policies and rules. Tenants must comply with governmental ordinances, rules regulations as well as standard clauses for compliance with the laws of the city, state and nation and any violation of said laws may be grounds for termination of the lease, eviction or removal and may include forfeiture of any and all deposits.

NOISE ORDINANCE: Lake Placid has a noise ordinance of **10pm**. All music and loud noise must be turned down by this time. Nudity, profanity, and excessive noise will result in eviction without refund.

LODGE/PATIOS/DECK and ENTRY AREAS: Guest shall not store any combustibles on premises (ie, Gasoline, lighter fluid, etc.)

ALL GRILLING/BBQ cooking MUST be within the Rio BBQ HOUSE and Cantina area.

PARKING: (3) parking permits will be issued for the rental of the ranch. **ONE** parking permit will be issued per bedroom for the rental of the lodge, not to exceed four parking permits. Parking for trailers, boats, jet skis must be in designated areas. All day guests **MUST** be scheduled with ranch manager to receive DAY parking permit. Note: Day guests are limit to 10. In the event that any additional unauthorized vehicles are parked on the property, there will be a **\$50 fine per vehicle** and/or the vehicle **WILL BE TOWED** at the owner's expense. All vehicles **MUST** have a permit.

LOST AND FOUND: RHI is not responsible for any loss of money, jewelry, valuables of any kind or any damage incurred to guest's motor vehicles or their contents. RHI will hold left behind items for two weeks. After two weeks, left behind items will be donated to charity. Any items to be returned will be at the guest's expense, via mail.

PAYABLE: The guest acknowledges receipt of the services and charges hereon and agrees to pay for it on demand at the Lazy U Ranch Seguin, Texas. This property is privately owned and the management reserves the right to refuse service to anyone.

DEPARTURE: Upon departure, please take all trash out to RED receptacle. If you have moved any furniture around please be sure to place things back the way you found them, failure to do so will result in a \$75 charge deducted from security deposit. A full written inventory and/or videotape has been taken of the property. RHI will conduct an inspection upon your departure. Excessive cleaning and/or trash removal will result in additional cleaning charges. "Responsible Party/Guest" authorizes RCR to deduct from security deposit in the event that any damages or missing items are found.

CANOE/KAYAK RENTAL: Canoe/Kayaks rented through RHI must be returned in proper storage location with life jackets and paddles upon check-out to our office and ranch manager must be notified. Failure to do so and/or return items are damaged will result in a partial/full loss of deposit.

****Upon departure please be sure to take all "bagged" trash to outside receptacles, turn off all appliances, lights. Failure to do so will result in additional charges****

Please be advised that the property you are renting contains inherently dangerous natural conditions associated with the location. By signing this document, you understand and freely agree that you are responsible to inform your entire party and guest that the owner, leasing agents, and their agents accept no responsibility for any accident, injury, or death that occurs on the premises. Please take extra precautions to protect the safety of your party while on the premises.

Date: _____

Name of person: (please print) _____

Signature: _____