

## VACATION RENTAL AGREEMENT

This Vacation Rental Agreement (the “**Agreement**”) is dated \_\_\_\_\_, by and between Wilson Premier Properties, LLC, a Virginia limited liability company (“**Owner**”), and \_\_\_\_\_ (“**Guest**”), an adult individual residing at \_\_\_\_\_. Owner and Guest may be collectively referred to as the “**Parties**” or individually as a “**Party**.” The term “**Owner**” as used in this Agreement shall encompass their members, managers, owners, successors in interest, assigns, employees, agents, and representatives where the context necessitates or allows. Similarly, the terms “**Guest**,” “**you**,” and “**your**” as utilized in this Agreement shall extend to encompass Guest’s heirs, successors, assigns, invitees, representatives, and any other individuals present on the Property during Guest’s occupancy of the Property (regardless of whether such individuals have authorization under this Agreement to be on the Property), where the context dictates or allows.

This Agreement establishes the terms and conditions governing the rental of the Property by Guest. In consideration of the mutual promises and undertakings exchanged herein, the sufficiency of which is hereby acknowledged by both Parties, it is hereby agreed as follows:

1. **Property.** The property is described in the booking software in which you booked (the “**Property**”). The Property is owned by Wilson Premier Properties. The Property is fully furnished by the Owner and contains the amenities as documented in the listing software. Between Check-In and Check-Out, Guest has access to all areas of the Property excluding locked areas such as closets/cabinets/maintenance rooms.
2. **Stay.** Guest shall be granted access to the Property pursuant to the terms outlined in the booking. Guest must adhere to the check-in and check-out times as indicated in your booking communication unless otherwise arranged with the Owner prior to check-in. **Guests may not be on the premises or check in early without prior approval. Guests are subject to additional charges for a late check out when a late check out was not approved in advance by the owner in writing.**
3. **Occupants.** The Property is for use by the Guest and their immediate family (“**Guest’s Rental Party**”). Written consent from the Owner is required for non-family groups or events. Hosting an event without prior consent is a material breach of this Agreement. “**Family**” includes parents, grandparents, children, and extended family members by blood or law. The Guest must notify the Owner immediately if anyone outside the Rental Party enters the Property. Fraternities, sororities, or unrelated groups under 24 years old are strictly prohibited. Non-compliance will result in forfeiture of payments to cover Owner’s losses, expenses, and damages. Valid identification may be required before Check-In and must be provided upon request. Occupancy must not exceed the maximum number of guests documented in the booking software/booking communication. The Guest is responsible for ensuring all members of the Rental Party are aware of and comply with this Agreement, including the Rules and Regulations. The Owner reserves the right to refuse entry, evict, or terminate occupancy if the terms of this Agreement are violated, which may result in forfeiture of payments made. The Guest is liable for any damage to the Property.
4. **Rental Charge.** The Rental Charge for Guest’s occupancy of the Property from Check-In to Check-Out shall be as communicated in your booking communication (“**Rent**”). To reserve the Property, Guest is required to pay 50% of the total Rent at the time of signing this Agreement (the “**Initial Installment**”) and a refundable security deposit (“**Security Deposit**”). Thereafter, the remaining balance of the Rent is due no later than thirty (30) days prior to Check-In (the “**Final Installment**”). Guest’s booking is not reserved until the Initial Installment and security deposit have been received by Owner and cleared Owner’s account and subject to cancellation if the guest does not pay the final installment when due. If the date of this Agreement is less than thirty (30) days prior to the Check-In, one hundred percent (100%) of the Rent and Security Deposit are due at the time of signing this Agreement.
5. **Security Deposit:** The Security Deposit serves as a guarantee of Guest’s compliance with the terms and conditions outlined in this Agreement. Upon Guest’s surrender of the Property to the Owner, the Security Deposit shall be refunded within ten (10) business days, after deducting any applicable charges

specified in an itemized statement. No portion of the Security Deposit will be applied toward the Rent unless the Owner provides written consent.

6. **Cancellations and Refunds**. Once this Agreement is executed by the Guest, the Owner is not obligated to accommodate date changes. To cancel a reservation, the Guest must provide written notice to the Owner no later than thirty (30) days before Check-In (the “**Refund Date**”). If the Guest cancels before the Refund Date and requests a refund of the Initial Installment, the Owner will process the refund. Cancellations after the Refund Date but before Check-In will forfeit any monies paid, except for the Security Deposit, which will be refunded within ten (10) business days following written notice of cancellation. If the Guest fails to pay the Final Installment and security deposit by the due date, Owner shall cancel the reservation and retain the Initial Payment. Owner will retain the full Initial Payment as damages for breach of this Agreement and may seek additional damages from Renter for non-payment.

7. **Holdover Guest**. Guest and Guest’s Rental Party agree to vacate the Property promptly upon Check-Out. In the event any person remains in possession of the Property beyond Check-Out without the Owner's express written consent, Guest shall be considered a holdover tenant. In such an instance, Guest shall be liable to the Owner for an increased rental rate up to \$3,500.00 each day or portion thereof that the holdover remains in possession of the premises beyond Check-Out. Guest authorizes Owner to charge such amount to Guest’s credit card daily. Furthermore, the Owner reserves the right to pursue all available legal remedies against Guest for unauthorized occupancy, including but not limited to eviction proceedings and damages for any losses incurred as a result of the holdover tenancy. It is expressly understood that the Owner's acceptance of amounts charged to Guest following Check-Out shall not constitute a renewal or extension of this Agreement, imply any lease agreement between the Parties, nor shall it waive the Owner's right to enforce the terms of this Agreement or to recover possession of the Property. Guest agrees to indemnify and hold harmless the Owner against any losses, damages, or expenses incurred due to any person’s failure to vacate the premises as agreed herein. This Holdover Guest clause shall survive the termination of this Agreement.

8. **Rules, and Regulations**. Guest and all occupants must follow the Rules and Regulations outlined in **Attachment A**. By signing this Agreement, Guest agrees to comply with the Rules and ensure all individuals in Guest’s Rental Party are aware of and follow them. Guest is responsible for the conduct of Guest’s Rental Party during the stay. Violation of the Rules or any laws is an immediate breach of this Agreement, giving the Owner the right to terminate the Agreement without notice or refund. Additional fees may apply for violations. In case of termination, Guest and all occupants must vacate the Property immediately. Failure to do so will result in being identified as a Holdover Guest, as outlined in Section 7.

9. **External Security Monitoring/Noise Control**. External security cameras and noise control devices are installed on the Property. These cameras and devices are strategically placed to monitor only the exterior areas of the Property, including but not limited to entryways, driveways, and outdoor recreational areas. Guest acknowledges and consents to the presence of these external cameras and devices. The purpose of these cameras and devices is to enhance the security and safety of the Property. Guest agrees not to tamper with, disable, or obstruct the view of any external cameras or devices installed on the Property. Material captured by these external cameras and devices may be used for security purposes, including but not limited to monitoring Property access, noise, identifying unauthorized individuals, and investigating any incidents or disturbances at the Property.

10. **Indemnification and Liability**. Guest agrees to indemnify and hold harmless the Owner, its employees, agents, owners, members, managers, and contractors from any and all claims, liabilities, damages, and expenses arising out of or in connection with the Guest's use of the Property. The Guest is responsible for any damage to the Property or its contents during the rental period. Any damages will be deducted from the Security Deposit, and the Guest agrees to cover any additional costs beyond the deposit. Guest authorizes Owner to charge Guest's credit card on file for all damages in excess of the Security Deposit. If additional damages are charged to Guest’s credit card, Owner shall promptly provide Guest with an itemized statement detailing the damages and associated costs.

11. **Damage to the Property; Indemnification**. Guest acknowledges and accepts full responsibility for any damage caused during Guest’s use of the Property. By signing this Agreement, Guest hereby agrees

to indemnify, reimburse, and hold Owner harmless from and against all damages, claims, injuries, liabilities, costs, or other expenses arising from use of the Property, including the use by any individuals in Guest's Rental Party. Owner retains the right to utilize all or a portion of the Security Deposit to cover damages incurred to the Property during Guest's stay. Guest authorizes Owner to charge Guest's credit card on file for all damages in excess of the Security Deposit. Owner shall promptly provide Guest with an itemized statement detailing the damage and associated costs.

12. **Assumption of the Risk.** Guest acknowledges and agrees to assume all risks associated with the use of the Property, as well as the use of the Property by any other person in Guest's Rental Party. This includes but is not limited to utilization of Property amenities. By signing this Agreement, Guest acknowledges that they are fully aware of and understand the potential risks involved in using the Property, including its amenities. Guest agrees to exercise caution and adheres to all safety guidelines and instructions provided by the Owner.

13. **Acts of God.** Owner shall not be liable for failure to perform any obligation under this Agreement due to events beyond its control which may interfere with use of the Property, including but not limited to Acts of God, acts of governmental agencies, fire, strikes, terrorism, war, inclement weather, including flooding, construction noise, pandemic, algae bloom(s), and waterborne parasites and amoeba.

14. **Owner Access to the Property.** The Owner and Owner's agents, including services providers, retain the right to access the Property at all times, provided prior notice is given to Guest. Such access may be necessary to address maintenance-related issues or other matters concerning the Property's upkeep. However, in the event of an emergency or valid belief of a violation of this Agreement, the Rules and Regulations or the law by Guest or any other person accessing the Property during Guest's stay. Prior notice may not be required.

15. **Successors and Assigns.** This Agreement will be binding upon and inure to the benefit of the Parties hereto, their heirs, successors, assigns, and acquirers. By signing below, each Party represents that they have the legal right to bind their respective Party.

16. **Entire Agreement.** This Agreement and **Attachment A**, attached hereto constitutes the entire understanding among the Parties hereto with respect to the subject matter hereof and supersedes any prior agreements, written or oral, with respect thereto. No covenants, agreements, representations or warranties of any kind whatsoever have been made by any Party, except as specifically set forth in this Agreement. All prior discussions and negotiations with respect to the settlement have been and are merged and integrated into, and are superseded by, this Agreement. The Parties agree that this Agreement shall be considered jointly drafted by the Parties and will not be construed against any particular Party.

17. **Amendment.** This Agreement may be modified or amended only in writing signed by all Parties to be bound. A waiver by any Party of any provision of this Agreement shall not waive any other provision of this Agreement.

18. **Execution; Counterparts.** This Agreement may be executed by the Parties hereto in multiple counterparts and each such counterpart shall be deemed an original, but all such counterparts shall together constitute one agreement. The Parties hereby agree that an executed copy of this Agreement properly transmitted by facsimile, email or electronically through booking software hereunder shall be deemed to constitute an original document for all legal purposes, and no Party shall contest the validity or enforceability of any such signed writing on account of it being a faxed, emailed or electronic copy.

19. **Severability.** In the event any provision of this Agreement shall be held to be void, voidable or unenforceable in a particular instance and such provision does not affect the basis of the bargain of the Parties hereunder, such provision shall be severed in such instance and the remaining portions hereof shall remain in full force and effect to the greatest possible extent.

20. **Governing Law; Choice of Forum; Attorney's Fees.** The validity, interpretation and enforcement of this Agreement shall be governed by the laws of the Commonwealth of Virginia, without giving effect to its conflict of law principles. Venue for all actions related to this Agreement shall be in Fairfax County, Virginia or in the United States District Court for the Eastern District of Virginia (if federal

jurisdiction exists). The Parties consent to personal jurisdiction in such courts. Further, the Parties waive any defenses of lack of personal or improper venue. If the Owner initiates a proceeding to enforce the terms of this Agreement or remedy a breach of this Agreement, Owner shall be entitled to recover their reasonable attorney's fees, expenses, and costs from Guest.

21. **Waiver of Jury Trial.** THE PARTIES AGREE TO WAIVE ANY RIGHT THEY MAY HAVE TO A TRIAL BY JURY WITH RESPECT TO ANY LITIGATION ARISING FROM OR RELATED TO THIS AGREEMENT.

**IN WITNESS WHEREOF**, the undersigned Parties have executed and delivered this Vacation Rental Agreement effective as of the date it becomes fully executed by all Parties, as indicated by the dates set forth on this page.

Owner Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Print Name: \_\_\_\_\_

Guest Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Print Name: \_\_\_\_\_

## ATTACHMENT A

### **Rules and Regulations**

The Property is exclusively reserved for the use by the Guest and Guest's Rental Party. Guest shall not permit unauthorized individuals to access or utilize the Property or any amenities without prior written consent from the Owner. Guest and Guest's Rental Party are bound by the following Rules and Regulations, any other written rules either posted at the Property or subsequently submitted by the Owner, and all applicable law. Guest is responsible for ensuring that all conduct and activities adhere to these Rules and Regulations. Any violation of these Rules and Regulations may result in legal consequences, including but not limited to revocation of amenity privileges, termination of the Agreement, ejection without refund, forfeiture of Security Deposit, and potential liability for damages incurred.

- A. Animals/Pets:** No animals, including emotional support animals but excluding services animals, are permitted on the Property without the prior written consent of the Owner. If the Owner grants permission for animals, Guest is subject to the terms and conditions of a separate written agreement which includes the payment of a non-refundable pet deposit fee. Guests are subject to immediate eviction, without refund, and payment of costs and fees to clean the Property if animals are brought onto the Property without first receiving written permission from the Owner.
- B. Fireworks:** For the safety of all guests and to preserve the tranquility of the area, the use of fireworks is strictly prohibited on the Property. This includes all types of fireworks, sparklers, and any other pyrotechnic devices.
- C. Hunting/Firearms:** For the safety and enjoyment of all guests, please be aware that no hunting or firearm use is permitted on the Property. This includes the use of rifles, shotguns, handguns, and any other type of weapon or explosive device. Violations of this rule may result in immediate termination of your rental agreement and possible legal action.
- D. Quiet Hours:** Guest agrees to observe quiet hours between the hours of 10:00 p.m. and 9:00 a.m. the following day. During these designated quiet hours, Guest shall refrain from engaging in any activities that may disturb the peaceful enjoyment of neighboring properties or other occupants of the Property. Guest acknowledges and understands that excessive noise, loud music, parties, or disruptive behavior during quiet hours may result in complaints from neighbors and may lead to immediate termination of this Agreement and eviction from the Property without refund. Guest further agrees to comply with any additional noise restrictions or regulations imposed by local ordinances or posted rules. It is the responsibility of Guest to ensure that all occupants, guests and visitors are aware of and adhere to the quiet hours policy outlined in this Agreement. Failure to comply with the quiet hours policy may result in financial penalties, eviction, and legal action pursued by the Owner. This Quiet Hours clause shall be considered an integral part of this Agreement and shall remain in full force and effect during the entirety of Guest's occupancy of the Property.
- E. Parking:** Guest must adhere to the maximum allowable number of vehicles for parking on the premises. Vehicles shall park in designated areas only. Parking in fire lanes, on grass or landscaped areas, blocking driveways, or in any manner that obstructs access to the Property or interferes with neighboring properties is strictly prohibited. Owner shall not be liable for any damage to, or theft of vehicles parked at the Property. Vehicle(s) are parked at their owner's risk and owners advised to take appropriate precautions to secure vehicle(s) and belongings. Boat and boat trailer parking must be arranged with the owner at the time of reserving the property or before signing the security agreement, whether the guest may be bringing an owned boat or renting a boat. Oversized vehicles, including recreational vehicles ("RV's"), and trailers may not be parked at the Property unless otherwise agreed to by the Owner in writing. Vehicles are prohibited from driving on or across all grass areas. Use of personal All-Terrain Vehicles ("ATV's"), Utility Task Vehicle ("UTV's"), Four-Wheeler's, Side-by-Side's, or similar vehicles at the Property is prohibited.
- F. Shoes:** Please be aware that the soil at the property is red clay, which can easily be tracked indoors and is difficult to remove from carpets. To help keep the interior of the home clean, we highly encourage

guests to remove their shoes upon entering. Tracking red clay onto interior carpets may result in a carpet cleaning fee being imposed.

**G. Smoking:** Smoking is strictly prohibited inside the Property at all times. This includes, but is not limited to, cigarettes, cigars, pipes, electronic cigarettes, and any other smoking devices. Smoking poses a significant fire hazard, particularly in dry climates or wooded areas. Any person smoking outside must do so at least twenty-five (25) feet from any structure and agrees to exercise extreme caution when smoking outdoors and to ensure that all smoking materials are fully extinguished and disposed of safely. Violations may result in the forfeiture of the Security Deposit and additional charges for damages and cleaning.

**H. Use of Amenities:** The following amenities (not all amenities are available at all locations – please refer to the listing for the property that you booked) are expected to be available for use during Guest's use of the Property. Only the Guest and Guest's Rental Party are permitted to utilize amenities unless expressly authorized in writing by the Owner. Use of the Property, including its amenities is undertaken at the sole risk of the Guest and Guest's Rental Party. The Owner bears no responsibility for accidents, injuries, or damages occurring during the use of the Venue, including its amenities.

Although Guest and Guest's Rental Party are invited to use available amenities, certain areas of the Property are designated as off-limits for safety, privacy, or maintenance reasons. Guest and Guest's Rental Party are prohibited from accessing or entering these restricted areas without prior authorization from Owner. Off-limits areas include, owner's boat and jet skis, utility rooms, storage areas, mechanical rooms, and locked or marked private spaces. Additionally, any areas identified as unsafe, hazardous, or under construction are strictly off-limits.

- i) ***Boat Lift (If the property you booked includes a boat lift):*** No persons under the age of 18 are permitted to operate the boat lift. The boat lift has a maximum capacity and weight limit that must not be exceeded under any circumstances. Users are responsible for ensuring that their watercraft does not exceed the specified limits to prevent damage to the lift and ensure safe operation. Only individuals with proper training and experience in operating the boat lift are permitted to do so. Guests must adhere to all manufacturer instructions and guidelines for the safe operation of the boat lift. Users must adhere to all manufacturer instructions and guidelines for the safe operation of the boat lift. All passengers must disembark from the watercraft before it is lifted onto or lowered from the lift to prevent accidents or injuries. Once the watercraft is positioned on the lift, guests must ensure that it is securely fastened and properly aligned to prevent shifting or movement during operation. All ropes, straps, and fasteners must be securely tightened and inspected for wear or damage before operation. Please be aware that the boat lift on the Property is electronically powered, and there may be stray AC electrical currents present in and around the lift. To ensure your safety, the boat lift should be kept out of the water when not in use and at the end of Guest's stay, and swimmers should always maintain a distance of at least 10 feet from the lift. Nobody should climb on the boat lift under any circumstances and physical contact with the boat lift should be avoided.
- ii) ***Boat Slip (If the property you booked includes a boat slip):*** Boat slip usage and boat trailer parking must be arranged with the owner at the time of reserving the property or before signing the security agreement, whether the guest may be bringing an owned boat or renting a boat. Only boats and watercraft meeting specified size and weight requirements are permitted to use the boat slip. Boats must be securely moored to the boat slip using appropriate lines, cleats, and bumpers. Guest is responsible for ensuring their boat and/or watercraft is properly secured to prevent damage to the vessel and adjacent boats. Respect neighboring boat slips and maintain a reasonable distance from adjacent boats. Avoid blocking access to neighboring slips or obstructing pathways on the dock. Follow all local, state, and federal regulations governing boating and watercraft operation. The boat slip/dock is located in a no-wake cove and no-wake rules must be followed.
- iii) ***Bowling Alley (If the property you booked includes a bowling alley):*** No persons under the age of 16 are permitted to use the bowling alley without adult supervision. A responsible adult,

aged 18 or over, must supervise any minors using the bowling alley at all times. Proper bowling shoes or clean, non-marking indoor shoes must be worn while using the bowling alley. Users must handle bowling balls and other equipment with care, avoiding any rough or improper handling. Food and drinks are not permitted in the bowling area. Users must wait for the previous bowler to finish their turn before proceeding, and all users must stay behind the foul line during play.

- iv) **Dock: (If the property you booked includes a dock):** All users of the dock must prioritize safety at all times. Minors under the age of 16 must be supervised by an adult, 18 or older, at all times while in or around the dock area. **No lifeguard is on duty. Diving off the dock is strictly prohibited. The lake depth may not be suitable for diving and can result in serious injury.** Running, pushing, wrestling, or any other form of horseplay is not allowed on or around the dock. Such activities can lead to accidents or injuries. Life jackets or personal flotation devices (PFDs) must be worn by anyone engaging in water activities, especially non-swimmers. Life jackets or PFDs must be worn by all minors under the age of 10 and by any non-swimmer while on the dock. Guests must adhere to the maximum number guests allowed on the dock at one time. This number must not exceed the maximum number of guests allowed to occupy the home. No loud music or noise disturbances on or around the dock, especially during designated quiet hours, is permitted. Respect the peace and privacy of neighboring properties. Keep the dock clean and free of debris. Glass containers, bottles, and any other glassware is not permitted on or around the dock. Eating and drinking on the dock is discouraged. All food wrappers, containers, and other waste must be properly disposed of in designated trash receptacles. Smoking, including vaping, is strictly prohibited on and around the dock. Fishing from the dock is permitted for all persons that have a valid Virginia fishing license. Be mindful of casting around others to prevent accidents and entanglements. Cleaning or gutting fish on the dock is not allowed to maintain cleanliness and hygiene. Boats, wave runners, and other watercrafts are permitted to be moored to the dock but should only be moored in designated areas specified for mooring purposes. Please identify and utilize the designated mooring spots to avoid congestion and ensure safety. Prior to mooring, ensure that appropriate bumpers are placed between the watercraft and the dock. Bumpers act as protective buffers, preventing damage to both the craft and the dock during mooring. If using watercrafts, towables, kayaks, and/or paddle boards, proper distance from the dock shall be maintained to prevent accidents. Remove all items from the dock at night and when not in use to prevent damage or loss of such items.
- v) **Elevator (If the property you booked includes an elevator):** No persons under the age of 16 are permitted to use the elevator without adult supervision. The elevator has a maximum capacity limit that must not be exceeded at any time. Users should adhere to the posted weight limit and refrain from overcrowding the elevator car to ensure safe operation. In case of an emergency, users should familiarize themselves with the emergency procedures posted inside the elevator car. Persons should refrain from using the elevator during power outages or other emergencies unless directed to do so by Owner or emergency personnel. Users are prohibited from transporting hazardous materials, flammable substances, or oversized items in the elevator. Large, bulky objects should be transported using the designated stairwells or alternative means. Users should refrain from jumping, shaking, or engaging in any behavior that may compromise the safety or stability of the elevator. Users should avoid pressing the emergency stop button unless there is a genuine emergency situation requiring immediate assistance.
- vi) **Fire Pit (If the property you booked includes a fire pit):** An adult, 18 or older, must supervise the fire pit area at all times when in use. Only the use of approved fire starters such as firewood and kindling are permitted when using any wood burning fire pits. Wood and fire starters are not permitted with use of gas fire pits. The use of accelerants or flammable liquids is not permitted for use at any fire pit. Keep fires at a manageable size and within the designated fire pit area. Do not build fires larger than can be safely controlled. Ensure the fire is fully extinguished before leaving the fire pit area, leaving no embers. Have a water source, such as

a hose or bucket of water, readily available to extinguish fires or cool down hot embers for wood burning fire pits. Turn off the gas to extinguish gas fire pits. In a fire emergency, use sand or an appropriate fire extinguisher to put out a gas fire pit if the gas cannot be turned off or the fire remains after turning off the gas. Do not use water to extinguish a gas fire pit. Monitor wind conditions and refrain from using the fire pit during strong winds or windy conditions that may spread embers. Observe any local fire bans or restrictions that may prohibit the use of outdoor fires during certain times or seasons. Do not burn any household trash, paper, plastic, or other non-combustible materials. Do not burn any items which may release toxic fumes when burned. Do not use the fire pit if under the influence of drugs or alcohol. All persons should be at a safe distance from the fire pit to prevent burns or accidents. Roughhousing or running in close proximity to the fire pit while in use is not permitted.

- vii) **Golf Simulator (If the property you booked includes a golf simulator):** No minors under the age of 10 are permitted to use the golf simulator. Minors between the ages of 10 and 16 years of age are permitted to use the golf simulator if supervised by a responsible adult, aged 18 or over. Clean, non-marking indoor shoes must be worn while using the golf simulator. Users must handle equipment with care, avoiding any rough or improper handling. Food and drinks are not permitted in the golf simulator area. Operation of the golf simulator by persons under the influence of drugs or alcohol is not permitted. Persons using the golf simulator must make sure that non-users are at a safe distance before swinging. Users must wait for the previous golfer to finish their turn before proceeding, and all users must stay behind the designated line during play.
- viii) **Grill: (If the property you booked includes a grill):** Use the grill only in the designated outdoor area. Do not move the grill to any indoor or covered spaces. Please follow the manufacturer's instructions for lighting and operating the grill. Never leave the grill unattended while in use. Keep the grill at least 10 feet away from any structures, furniture, or flammable materials. Ensure that the grill is completely cool before covering or storing. After each use, please clean the grill grates/surfaces with the appropriate cleaning tools. This helps maintain the grill and ensures it's ready for the next guest. Please turn off the gas supply at the tank after each use.
- ix) **Hot Tub (If the property you booked includes a hot tub):** No minors under the age of 5 are permitted to use the hot tub. Minors between the ages of 5 and 16 years of age are permitted to use the hot tub if supervised by a responsible adult, aged 18 or over. Individuals with health conditions such as heart disease, diabetes, high or low blood pressure, or pregnant women should consult with a physician before using the hot tub. No person is permitted in the hot tub if under the influence of drugs or alcohol. All persons using the hot tub must shower or bathe prior to entering the hot tub. Guests are strictly prohibited from urinating or defecating in the hot tub. Urinating or defecating in the hot tub will result in additional cleaning charges as the entire hot tub will need to be drained, cleaned, and refilled. Hot tub temperature shall not be set above 102 degrees Fahrenheit. No more than 6 persons are permitted in the hot tub at any time. Eating, drinking, and smoking are not permitted in or around the hot tub area. No glass containers should be brought into the hot tub area. The hot tub cover must be closed when hot tub is not in use to conserve energy, maintain water temperature, and prevent accidents.
- x) **Inflatables/AquaBana (If the property you booked includes inflatables/Aquabana):** Always supervise children and non-swimmers when using the inflatables. Life jackets are strongly recommended for all users. The inflatables are for use in designated areas of the lake only. Do not move them to other locations. Fishing from or around the inflatables, specifically the AquaBana is strictly prohibited. Hooks and fishing lines can cause damage to the inflatables and pose a safety risk. Do not exceed the weight limit or maximum capacity for each inflatable. Avoid rough play, jumping, or diving from the inflatables. After use, please ensure that the inflatables are properly secured and stored.
- xi) **Life Jackets, Personal Flotation Devices, Rafts and Other Lake Items (If the property you booked includes these items):** Follow manufacturer guidelines and instructions for proper use

and operation of life jackets, personal flotation devices (PFDs), rafts and other lake items. Do not exceed the weight capacity or load limited specified on each item. Return items and all accessories to the designated storage area after each use. Securely fasten items and ensure they are properly stored to prevent damage or loss.

- xii) **Paddleboards and Kayaks (If the property you booked includes paddleboards and kayaks):** Life jackets or personal flotation devices (PFDs) must be worn by all users while using paddleboards or kayaks. Minors under the age of 14 are not permitted to use paddleboards or kayaks unless supervised by an adult, 18 or older. Follow manufacturer guidelines and instructions for proper handling and operation of paddleboards and kayaks. Paddleboards and kayaks should only be used in designated areas away from heavy boat traffic or other restricted zones. Users should maintain a safe distance from other watercraft and swimmers. Persons under the influence of drugs or alcohol are not permitted to use paddleboards or kayaks. Do not exceed the weight capacity or load limited specified on the paddleboards or kayaks. Return paddleboards, kayaks, and all accessories to the designated storage area after each use. Securely fasten all equipment and ensure it is properly stored to prevent damage or loss. Paddleboards, kayaks, life jackets, etc. must NOT be left in the lake when not in use.
- xiii) **Ping Pong Table (If the property you booked includes a ping pong table):** No minors under the age of 5 are permitted to use the ping pong table. Minors between the ages of 5 and 14 years of age are permitted to use the ping pong table if supervised by a responsible adult, aged 18 or over. Individuals using the ping pong table must handle all ping pong table equipment with care. Paddles and balls shall be used responsibly, avoiding excessive force or misuse that may damage the table or accessories. Return paddles and balls to their designated storage area after use to prevent loss or damage. Roughhousing, climbing, or sitting on the ping pong table is strictly prohibited. Eating, drinking, or placing food and beverages on the ping pong table is not allowed to prevent spills and damage to the playing surface. Keep the ping pong table and surrounding area clean and free of debris to maintain optimal playing conditions.
- xiv) **Pool: (If the property you booked includes a pool): (Pools Are Seasonal)** The pool is open April through October and is winterized and not available for use November through March. Pool heating during months the pool is open is optional and must be requested a minimum of 24 hours in advance. The fee for pool heating is \$50 per day and must be paid prior to your stay. Minors under the age of 16 years of age, or anyone who requires supervision due to a cognitive or physical impairment, must be supervised by a responsible adult (18 years or older) at all times while in or around the pool area. **There is no lifeguard on duty. There is no fence surrounding the pool. Diving into the pool is strictly prohibited. The pool depth may not be suitable for diving and can result in serious injury.** Running, pushing, wrestling, or any other form of horseplay is not allowed in or around the pool area. Such activities can lead to accidents or injuries. Proper swim attire must be worn at all times while using the pool. Street clothes, cutoffs, or shoes are not allowed in the pool. All persons must shower or bathe before entering the pool. Urinating or defecating in the pool is strictly prohibited and may result in additional cleaning charges. Glass containers, bottles, and any other glassware are not permitted in the pool area. Eating or drinking in the pool is prohibited. Eating and drinking in the pool area is discouraged. All food wrappers, containers, and other waste must be properly disposed of in designated trash receptacles. Smoking, including vaping, is strictly prohibited in the pool area. Do not remove pool furniture from the pool area. Please use poolside chairs and loungers responsibly and return them to their original positions after use. The use of pool toys and floats are permitted provided they do not obstruct the pool or pose a safety hazard to other swimmers. Remove all toys and floats from the pool area after use. All individuals using the pool should familiarize themselves with the location of emergency equipment, including life-saving devices, first aid kits, and emergency contact information. The pool shall not be used by any person under the influence of drugs or alcohol. Individuals with contagious illnesses, open wounds, or infectious conditions should refrain from using the pool to prevent the spread of illness to others.

xv) ***Pool Table (If the property you booked includes a pool table):*** No minors under the age of 10 are permitted to use the pool table. Minors between the ages of 10 and 16 years of age are permitted to use the pool table if supervised by a responsible adult, aged 18 or over. Individuals using the pool table must handle all pool table equipment with care. Cue sticks shall be used responsibly, avoiding excessive force or misuse that may damage the pool table or accessories. Do not remove or tamper with the pool balls and return them to their designated storage area after each use. Properly use chalk to prevent damage to the cue tips and maintain optimal playing conditions. Roughhousing, climbing, or sitting on the pool table is strictly prohibited. Eating, drinking, or placing food and beverages on the pool table is not allowed to prevent spills and damage to the playing surface. Keep the pool table and surrounding area clean and free of debris to maintain optimal playing conditions. Use the provided cover to protect the pool table when not in use to prevent dust accumulation and damage.

xvi) ***Towables (If the property you booked includes towables):*** Life jackets or personal flotation devices (PFDs) must be worn by all users while using towables. Follow manufacturer guidelines and instructions for proper use and operation of towables. Persons under the influence of drugs or alcohol are not permitted to use towables. Do not exceed the weight capacity or load limited specified on the towable. Return towables and all accessories to the designated storage area after each use. Securely fasten all equipment and ensure it is properly stored to prevent damage or loss.

I. **Check-Out Requirements:** At Check-Out, Guest is expected to leave the Property in good order and cleanliness. Prior to departure, Guest shall adhere to all check out instructions provided.

By affixing their signature below, the Guest acknowledges full comprehension of the Rules and Regulations outlined herein and pledges to abide by them. The Guest also accepts responsibility for ensuring compliance with these Rules and Regulations by all members of Guest's Rental Party.

Prior to Check-In, the Guest agrees to distribute copies of these Rules and Regulations to all individuals within Guest's Rental Party, thus ensuring awareness and understanding of the guidelines. Throughout the duration of their stay, the Guest commits to overseeing adherence to these Rules and Regulations by all occupants of the Property.

Guest Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Print Name: \_\_\_\_\_