

Rental Agreement
Site 1729-Ocean Lakes Family Campground
Myrtle Beach, SC 29575

By proceeding with any booking and payments for rental of this property, renter is agreeing to all terms and conditions set forth in this agreement.

Owner agrees to rent to the Renter the premise located at 6001 South Kings Highway
-Site 1729, Myrtle Beach, SC for the term requested, deposit paid and rental fee paid in full.

- Renter must be at least 25 years of age and be present throughout the duration of the Rental period. Renter must have a valid drivers license to rent this property and provide a copy to the owner.
- Check in is 4:00 pm and Check out is 10:00am, no exceptions.
- The maximum number of persons allowed at this property is 7 and need to be registered with the owner prior to arrival.
- Security deposit is 300.00 and is due at the time of booking and will be returned to renter after all property is inspected and found to be in condition it was when renter entered the rental unit.
- For all rentals the first payment will be due 90 days before renter arrival and the second payment will be due 60 days prior to renter arrival. For rentals made less than 60 days before check in the full payment is due at booking.
- Cancelation Policy if renter cancels before 45 days of renter arrival day then a refund of security deposit will be returned minus a 10% penalty of the total reservation cost. If renter cancels after 45 days prior to arrival day then, the amount paid up to that point will not be refunded. The security deposit will be refunded in full.
- No Pets allowed on Rental Property. Failure to follow policy will result in loss of security deposit.
- Renter will be responsible for any fines that occur while they are occupying rental unit and must be paid prior to departure and will result in loss of security deposit.
- No more than 2 vehicles allowed at Rental Unit and must be registered through Ocean Lakes. Ocean Lakes charges a fee of 15.00/day/car. This is payable directly to Ocean Lakes (Owner will set up online and Renter will receive an email with directions on how to pay fee)
- Security cameras are in use on the rental property and throughout Ocean Lakes. They are in use to protect property. No cameras are in use in the rental property.
- The rental property and everything on it is for use at the renter's own risk and Owner is not responsible for any accidents or injuries occurring to the renter or guest of the renter while at this property.

This is what is expected of Renters and All parties that reside with the Renter for the duration of the rental period: You (the Renter) are agreeing to the following:

Initial _____ Date _____

1. If any guest is assessed a fine or asked to leave the property by Owner, Ocean Lakes, Ocean Lakes Security, Horry County Sheriff, Myrtle Beach Police or SC Highway Patrol, the paid security deposit will be forfeited and no refunds will be given for the remainder of the rental period. This includes but is not limited to Noise violations, conduct violations, golf cart violations, or curfew violations.
2. There is to be no smoking or Vaping in the Rental Unit. Failure to comply will result in forfeit of security deposit and renter will vacate the rental unit and no refund will be given.
3. There is zero tolerance for drugs. No drug use permitted on the Rental Property and will result in immediate eviction of residence, termination of rental agreement, loss of security deposit and no refund will be given for the cost of the remainder of stay.
4. No house parties, loud or vulgar music, or disorderly conduct may occur on premise. All conduct should allow other residences in the area to reside in peace. We know our Neighbors and our phone number is on our Rental Unit. They will call US.
5. This is a temporary Rental and will only be available after 4pm on Renters check in day and will be vacated by 10am on Renters check out day.
6. The Rental Unit and Property should be left clean and tidy upon check out. All trash should be removed, dishes washed and all towels placed in the black laundry bag and sheets placed in the blue laundry bag.
7. Renter agrees to promptly notify the owner of any mechanical, electrical, plumbing or other damage on property. The owner reserves the right to schedule maintenance to the property at any time.
8. Do not rearrange or redecorate the Rental Unit.
9. **OWNERS GOLF CART POLICY: Driver must be 25 years old, must have a valid drivers license, no loud or vulgar music, no driving before 7am or after 11pm. DO NOT TAKE GOLF CART OUT OF OCEAN LAKES. Any violation of owners policy or Ocean Lakes Policy will result in immediate loss of security deposit and use of golf cart. Again we know our neighbors and have multiple friends in Ocean Lakes and in security at Ocean Lakes. You will get caught, so please follow the policies.**
10. All Ocean Lakes Policies are to followed at all times: The following are a few of the policies, Please go to <https://www.oceanlakes.com/about-us/policies/general-park-policies/> for a full list as ALL Policies of Ocean Lakes must be followed.
 - **Age Curfew** | Guests under 21 years of age are subject to Ocean Lakes' curfew and must return to their site by Midnight unless accompanied by an adult from their site, or the guest (or their parent/guardian) will be subject to a \$100 fine without a warning. This policy applies year-round from Midnight to 5 AM. Carrying your ID is recommended. See [more information about Age Curfew and Golf Car Curfew and why we implemented these policies on 5.24.24.](#)
 - All visitors must register at the Main Office before entering the campground.
 - **Consumption of alcoholic beverages** is permissible at your site only by adults 21 years of age and older! Do not drink and drive – this includes Golf Cars!
 - **No tolerance for underage drinking.** Offenders will be trespassed from the campground and subject to additional fines.
 - We are family-friendly, please understand that **inappropriate, or revealing swimsuits are not permitted.**

Hurricane Evacuation Curfew Policy (June 1 -Nov 1): If the Governor orders an evacuation, there will be a curfew for the entire campground during the entire evacuation period. For safety and security, anyone outside their lodging structure during this time is subject to being trespassed, fined and/or arrested in accordance with the South Carolina Law (16-7-10).

- **Golf Car Curfew |** Ocean Lakes has a Midnight curfew for the operation of a Golf Car and other modes of transportation (such as e-bikes, bikes, scooters, etc.). These modes of transportation (golf cars, e-bikes, bikes, scooters, etc.) must return to their registered site by Midnight and will be subject to a \$100 fine if operated from Midnight to 5 AM.

We want to emphasize that QUIET HOURS are 11 PM to 7 AM. Guests are expected to behave in a manner as to not disturb or annoy their neighbors. Radios, televisions, and other sources of noise must be kept within the bounds of moderation at all times.

- If Security or Teammates have roads blocked due to an Emergency situation, Maintenance issue, or Safety concern, do NOT drive around them into the scene. Offenders may be fined or trespassed from the campground.
- Please do not park in the roadways or block the trash cans, it impedes garbage trucks and trash collection.
- 10 mph speed limit throughout the campground – strictly enforced.
- Refrain from revving engines, spinning tires. Please respect other guests in regard to noise, traffic, safety, and Quiet Hours. Failure to do so could result in removing the vehicle from the campground.
- No motorcycles (including electric) and no 2 or 3-wheeled gas-operated vehicles inside the campground under power. No motorcycle “Coasting” to site past authorized areas. All 3-wheeled vehicles (Can-Am Spyder, Polaris Sling-Shot, etc.) will be handled like motorcycles and will not be permitted to ride into the park.
- Gas golf cars are not allowed.
- Electric scooters, mopeds and bikes are permitted. Riders must obey all traffic rules and signage. Please use directional hand signals. Please know your child’s abilities! Pick up a “Safety On Wheels Guide” in one of our offices. Please remember the speed limit is 10 MPH.
- All bicycles, scooters and golf cars operated after dark must have light(s) turned on. Aftermarket lighting is permitted on bicycles and golf cars as long as it does not blink, pattern flash or strobe. The lights should NOT resemble emergency lighting.

Initial _____ date _____

- A parking pass is required inside Ocean Lakes. All visitor passes are \$15 per day, per vehicle. Overnight visitor passes expire at 11 AM on the date of departure as listed on the pass.

- Please do not walk or drive across any site other than your own.
- All common areas are smoke-free (including vaping).
- Any guest playing loud music at sites or on golf cars (karaoke, stereos, amps, etc.): \$100 fine will be issued after ONE WARNING.
- Lewd, vulgar, or offensive music [and language] in the campground: \$100 fine will be issued WITHOUT WARNING. Remember young eyes and young ears!
- Walking on the sand dunes or storing items on them is against the law in Horry County. There are federal laws, as well. Those who break this law could be fined up to \$500 or even be arrested. It is also illegal to cut, break, or otherwise destroy sea oat plants, beach grass, or sand fencing.
- No fireworks are allowed to be discharged in the campground (including sparklers). Also see Horry County Beach Laws.
- Please remember – water balloons, water guns, and marshmallow guns can be considered assault weapons by other guests.
- Weapons and firearms (guns) are prohibited in the campground. Leaving them in your vehicle may result in you being removed from the campground.
- Laser pointers are not permitted anywhere in the campground.

ZERO TOLERANCE Golf Car Policies

The Golf Car Violations listed below apply to ANYONE operating a Golf Car inside Ocean Lakes, including our Leaseholders and their guests.

Please review violations and penalties below.

Guests can be trespassed from the campground and subject to additional fines.

A \$100 fine will be issued after One Warning for the Following:

1) Loud music in the park.

Initial _____ date _____

A \$100 fine will be issued WITHOUT Warning for the Following:

1) Underage Driving: Driver MUST be at least 16 years of age with valid

driver's license in their possession. The Licensed Driver must be in control of the golf car at all times (hands on wheel, foot on pedals).

2) Reckless driving, horseplay, racing or other misuse of the golf car. Drivers must obey all traffic signs and yield to pedestrians.

3) Taking rental golf cars off property – DO NOT go past the entry Gates or onto the beach.

4) Lewd, vulgar or offensive music [and language] in the campground – Remember young eyes and young ears!

5) Open containers of alcohol anywhere but your site. Please do not drink and drive!

6) Age Curfew | Guests under 21 years of age are subject to Ocean Lakes' curfew and must return to their site by Midnight unless accompanied by an adult from their site, or the guest (or their parent/guardian) will be subject to a \$100 fine. This policy applies year-round from Midnight to 5 AM. Carrying your ID is recommended.

7) Golf Car Curfew | Ocean Lakes has a Midnight curfew for the operation of a Golf Car and other modes of transportation (such as e-bikes, bikes, scooters, etc.). These modes of transportation (golf cars, e-bikes, bikes, scooters, etc.) must return to their registered site by Midnight and will be subject to a \$100 fine if operated from Midnight to 5 AM.

Renter Name: _____

Renter Signature: _____

Date: _____

Phone Number: _____

Email: _____

Address: _____

Owner: Laura Swink

Phone: 8284469314

Email: lauraswinkrx@gmail.com

Please sign, initial and date. Include names of any adult over 18 staying on property in the following space. Also, attach a copy of the renters driver's license. When all of these steps are complete and if before 90 days deposit is paid, If less than 60 days total amount due is paid, then your date will be blocked off and your booking is complete.