



6. **Cancellation:** There are ***NO REFUNDS*** for cancellations for any reason. In the event of a South Carolina mandated shutdown impacting Ocean Lakes, then the Guest will receive a 100 % refund. Trip cancellation and trip interruption insurance is highly recommended.
7. **DAMAGE DEPOSIT:** A damage deposit is required with any reservation. Any claims will be charged to your card within 14 business days. Potential claims include but are not limited to violations of OL policies ( *especially RULES for use of Golf Cars, bicycles, hoverboards, electric scooters, etc, unsatisfactory checkout cleaning, misuse, missing, breakage or damage to unit, personal property ( furniture, appliances, security cameras, modem / router, thermostats, wall accessories, carpet or sofa spills, wall or floor spill stains, etc. )* ), moving deck furniture from one deck to another and/or use of tobacco. Damage claims are the discretion of owner/management. No refund if your behavior results in termination/removal
8. **Insurance:** Owner/Management is not responsible for accidents or injury to guests or for the loss of personal possessions due fire, theft and other catastrophes. Guests are licensee of the owner and not a tenant acquiring any interest in the property. Guests are responsible for insurance for their personal property.
9. **Maximum Occupancy:** Every reservation requires a name and age list (page 3 ) of the occupants. Any occupant, not on the list and therefore not approved, is considered trespassing, will be evicted and void this agreement without refund. To rent a unit, Guest must be at least 25 years. Adults are considered to be 21 years or older
10. **Furnishings / Equipment:** Guests will need to supply own linens, towels, blankets, all personal hygiene items ( toilet/paper towels, soaps, dish and laundry detergent ) and paper products. A gas grill is supplied on the lower concrete deck to avoid the potential of fire and damage to wooden decks.
11. **PETS:** Pets are not allowed on the property ( inside or outside ) even though we love dogs/cats.
12. **SMOKING:** No use of tobacco or illegal substances is allowed ***inside*** , ***outside*** or anywhere on the property. Any residue located outside or inside the house will be result in loss of damage deposit / rental fees, eviction and court action will be considered.
13. **Parking:** Parking is available for a maximum of four ( 4 ) vehicles and for two (2) golf cars at wheel blocks in front of storage door. Basically you have discretion to park the six (6) vehicles as long as no vehicle is off of the concrete deck. Golf cars can be rented through Ocean Lakes Golf Carts. Owner will register with OL management the number of vehicles of which they will issue parking passes ( \$ 10/tagged vehicle/day ).( any / all other vehicles / trailers must park in the overflow parking area )
14. **Maintenance / Entry of Property:** All equipment in house should be in working order. Please report any inoperative equipment as soon as you notice it. Every reasonable effort will be made to repair any nonoperating equipment ( except for those items out of owner's control such as cable TV / internet, water / electric supply ). Even though this is your vacation time, repairs do not happen any faster than they do in your personal home. No refunds will be made for inoperative equipment. It may be necessary, from time to time, for a management authorized representative ( plumber, electrician, OL security, etc. ) to enter the property during occupancy without notice for maintenance or other urgent matters.

**15. Disruptive Behavior:** No parties/events...No loud music or verbal arguments. Per OL **Quiet Time ( 11 pm – 7 am )** will be enforced. Fun can be created without violating the space of others. Misuse/damage to the house or its personal property including but not limited to security cameras, modem / router, thermostats, furniture, appliances, etc will result in loss of damage deposit, termination of Agreement, removal from the premises with no refunds. Exterior security cameras are in use. Please read House Rules prior to booking and review (<https://www.oceanlakes.com/about-us/policies/general-park-policies/> )

**16. Execution:** Please return this three page Agreement with initials on each of the first two pages and signature below signed by the same person and a copy of your drivers license.

*This License Agreement is for the use and occupancy of the property and dates/times described above. Occupancy outside of those times constitutes a TRESPASS. This is not a Lease and Guest is not a tenant. Any dispute arising in the Guest License Agreement shall be resolved through binding arbitration pursuant to the South Carolina Uniform Arbitration Act with modifications for this property.*

*I agree to indemnify and hold harmless the owner ( Randolph S. Scott ) from any bodily injury and/or property damage or any disease / Pandemic including but not limited to the current COVID 19 virus incurred by my family, my guests or myself. I understand that the Owner does not provide medical payments, insurance or property damage coverage unless injury or damage is caused by intentional negligence.*

\_\_\_\_\_   
 print name of authorized renter

\_\_\_\_\_   
 Signature

\_\_\_\_\_   
 date

It is truly regrettable that the past behavior of a *few* individuals in the world impacts how rental agreements like this one must be structured.....We sincerely hope your vacation is very enjoyable and you choose to return to Ocean Lakes Family Campground and site A-15.....Godspeed !

Guest list ( name and age )

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