

FOUR LEGGED DUCK BEACH HOUSE INFO & RULES
SITE 1658 LOVESTONE DRIVE-OCEAN LAKES CAMPGROUND

Blake & Kayla Crocker- Owners

704.651.9865 – rentals@4LeggedDuck.com

-Check in time is 3pm. Check out time is 10am. Please do not arrive earlier than 3pm unless previous arrangements have been made with the owner. Our cleaning crew arrived promptly at 10am. **Late departure may result in loss of deposit**

-The guest before you will be leaving and the house will be cleaned and inspected before you go in. If you would like to arrive early and go to the pool or the beach, feel free to do so. There are bath houses throughout the campground area for changing, but please do not arrive at the house before 3pm.

-There are 4 bedrooms:

Bedroom 1- Main Level- Queen Bed and Twin Bed

Bedroom 2- Main Level- King Bed

Bedroom 3- Upper Level- Queen Bed and Twin Bed

Bedroom 4- Upper Level- 2 Twin Beds

-There is a Queen Sleeper Sofa in the living room

-Please replace sofa slipcover at the end of your stay

-Beach towels, and paper products such as paper towels and toilet paper are not furnished.

-Kitchen is furnished with a microwave, dishwasher, toaster, coffee maker, dishes, pots/pans, silverware, and glasses.

-Charcoal grill is available beside the garage, under the house.

-Please bring your own charcoal and lighter fluid.

-There are flat screen TVs in the living room, each bedroom, and the lounge area under the house.

-All have Roku capabilities, with access to the spectrum app

-Free WiFi -Info posted in the home

-Trash pickup is Monday and Thursday. Please place trash bags in the green trash container outside the house. The trash can must be placed at the street before 8am in order for them to empty it.

-Washer and dryer are present on the main level.

-Please feel free to use these, but remove all lint from filters and do not clog with sand. Be sure to bring your own detergent

RULES FOR OUR HOME:

-We ask that you treat our place with care and consideration. We appreciate you staying in our home and hope you make wonderful memories while there.

-Person who rents the home must be 25 years of age or older and assumes responsibility for the entire party.

The primary renter must remain throughout the rental period

(you cannot bring your family/friends and then leave).

-No smoking in the home, cigarette butts left at property will forfeit your deposit.

-No pets unless arranged prior to arrival.

-No parties allowed on the property at any time.

-We are not responsible for any accidents/injuries that occur during your stay.

-You will be responsible for any fines/tickets issued by police/security. Any violations will result in immediate eviction with no refund.

***Ocean Lakes has a strict curfew. Guests under the age of 21 must be back to the house by midnight.**

***No golf cars, bicycles, etc are allowed to be operated between the hours of Midnight and 5am.**

WHEN YOU ARRIVE AT OCEAN LAKES:

-Stop at the main office and pay for the parking pass- \$15/day per vehicle. (You may also use express check-in prior to your arrival, which is advised during the summer months.) This is an Ocean Lakes fee and there is nothing we can do about this. Only 4 cars can be parked at the site. Please do not park at anyone else's site. There is overflow parking near the South Gate.

-Inspect the house when you arrive. If you find any damage, call immediately.

-Front door code will be provided to you the day of your arrival. This code will be active only during your stay.

WHEN YOU DEPART:

-Make sure all windows and doors to the house are locked.

-Clean out the refrigerator.

-Remove all trash from the home, and leave trash cans on the street

-Make sure lights and ceiling fans are off.

-The cleaning fee of \$225 is for light cleaning and sanitation/disinfection purposes. Please leave the home orderly and as you found it.

-Housekeeping may charge additional fees for excessive cleaning. If additional fees are charged, it will be deducted from your deposit.

**THANK YOU FOR CHOOSING THE FOUR LEGGED DUCK AS YOUR VACATION
GETAWAY. WE HOPE YOU HAVE A WONDERFUL TIME AND WE HOPE YOU
ENJOY OCEAN LAKES. PLEASE FEEL FREE TO CALL IF YOU HAVE ANY
QUESTIONS OR CONCERNS.**

Golf Cart Policy for Renters

Please Read Carefully, Sign and Return to be able to use our complimentary golf cart during your stay. If this form is not signed and returned, you will NOT be granted access to our cart during your stay. I am taking an **extremely considerable risk** when I allow you to use my golf cart. This is the thing I worry about the most. I require drivers of my golf cart to be 21 years of age or older and have a valid driver's license. NO EXCEPTIONS!!! If you are found in violation of this rule, you will be asked to vacate the premises without refund. If an unlicensed driver gets caught driving my cart, I will lose my golf cart rights and must remove my golf cart from my site for one year. This means I will no longer be able to offer a complimentary golf cart to my house or even have one for my own personal use. I will get a \$500 fine which you "the renter" will have to pay me if you allow an unlicensed driver to drive my cart. You will also get a \$500 ticket from Ocean Lakes. Private owned carts are the ones targeted in most cases to be checked for unlicensed drivers by Ocean Lakes Security. There are security guards who live everywhere in Ocean Lakes. Do not think you will not get caught!! We do have someone who helps keep a check on our house while we are not there, and they will call me if anyone is caught breaking any of my rules or Ocean Lakes Campground rules. Renter(s) are responsible for any injuries to people or damage to property while using my golf cart. By signing below, you agree that you have read the above and will not allow anyone without a valid driver's license or under the age of 21 to operate a homeowners cart during your stay. Renter(s) agrees to pay a \$500 fine to the homeowner if this occurs. Renter(s) also agrees to pay for all costs of damages caused by and to the golf cart while renting the home located at site #1658. Other violations such as reckless driving, loud/vulgar music, cruising after hours, etc.. may result in the renters being evicted without refund, along with any associated fines from us, the owners, or from Ocean Lakes.

Our cart is complimentary which means we do NOT add extra fees for its use to the price of the rental of our home. **The OWNER of the home does NOT GUARANTEE the use of the cart**, if the cart happens to break down during your stay or if it must be removed from our home due to a ticket that was issued by Oceans Lakes to one of our previous guests for misuse. Please, make sure that you obey ALL of Ocean Lakes' policies and Our Rules for the Golf Cart during your stay, so that we can continue to offer our complimentary cart to our guests who visit our home.

Please Review Ocean Lakes' Golf Cart Rules

<https://www.oceanlakes.com/about-us/policies/golf-car-policies/>

Renter Name_____

Dates Rented_____

Address_____

Phone number_____

Email_____

I agree to obey and adhere to all rules and conditions of the Four Legged Duck Beach House. I will treat the home with the care and consideration I do for my own home/personal property. I will ensure that all members of my party treat the property with care and consideration. I agree to pay for any damages to the home that my party is responsible for. If security or police are called to our home for any reason (loud music, vulgar language, under-age drinking, fighting, disorderly conduct, golf cart infractions, etc.) you will be asked to leave immediately and forfeit your deposit and any remaining rent. You will also pay any fines/fees.

Signature_____ **Date**_____

****FULL PAYMENT IS DUE WITHIN 60 DAYS OF CHECK-IN.**

****PAYMENTS CAN BE MADE IN THE FORM OF CHECK, PAYPAL, or other means approved by the owner**