

# Ocean Lakes Site 8069 Old Kings Rd

6001 S Kings Highway, Myrtle Beach, SC 29575

Security 843-828-4847 Main Office 843-238-5636

## Guest Directory

### **RENTAL UNIT:**

Site 8069 is a Four (4) bedroom 4 bath home. Two King bedrooms, One two twin bedroom, One bunkbed room-twin & full, and one pullout twin bed. Maximum occupancy of 10 guests. This home is completely furnished **except** for paper towels, toilet paper, soap, trash bags and washing detergent.

### **Please do not move beds or furniture.**

Absolutely **NO** smoking/vaping inside the home!!!

Absolutely **NO** pets allowed!!! Smoking/Vaping or pets in home will forfeit security deposit.

No illegal drug use inside or outside the home.

### (yes! this has happened) **ACCIDENTS:**

The owner/property manager shall **NOT** be responsible for any accidents or injuries occurring to the guest/s at this property or on the premise.

### **DAMAGES:**

Damages include the following: Intentional or unintentional acts, gross negligence, willful conduct.

Any damages will be deducted from the security deposit.

### **CANCELATION:**

If the guest cancels more than 30 days prior to check-in date and the owner is able to rebook the property, the deposit will be refunded minus a \$50 booking/cancellation fee. If the house remains vacant you will forfeit your deposit.

If the guest cancels less than 30 days from the date of check-in date and the owner is able to rebook the property your rental payment and deposit will be refunded minus a \$50 cancellation fee. If the owner cannot rebook the property, the rental payment will be forfeited and retained by the owner as compensation for the time their premise had been held from the rental market. If the rental payment is forfeited the security deposit will be returned.

### **CHECK-IN:**

Check-in time is 4PM. Door/ lock box code will be texted on arrival day. Wifi password will be displayed in the home. Upon arrival at the campground guest must stop at the main office and get a parking pass. The cost is \$10 per day per vehicle. You must provide your driver's license and car plate number. If arriving after office hours, stop at the guard gate and they will provide you with instructions to obtain a parking pass the next morning when the office opens for business.

Parking Express passes are available given time permitted for mailing time and office processing.

If you have never visited Ocean Lakes, you may want to pick up a map of the campground at the front office. The recreation center also has a schedule of events that will be helpful in planning your vacation. Download the Ocean Lakes app to have quick access of activities.

### **CHECK-OUT:**

Check out is **10 AM NO EXCEPTIONS!** A \$50 per hour late check out fee will be charged for all late

departures. A cleaning service is provided with your stay. Please make sure dishes are clean and put away along with emptying the trash. Please make sure to remove all your personal linens. Do not remove mattress pads, pillow covers, or quilts from beds.

### **PARKING:**

A parking permit for each vehicle is required inside Ocean Lakes. A permit is also required to park in the overflow parking lot. All utility trailers, boats, etc must be parked on-site or in short term storage (fees may apply by Ocean Lakes). Motorcycles can be parked onsite or in overflow parking. Operation of Motorcycles is NOT permitted inside campground.

Please note there is **three** spaces for parking.

### **RULES OF CAMPGROUND:**

Please note the enclosed campground rules, which you are agreeing to acknowledge and adhere to:

- Quiet time is 11PM until 7AM
- No warnings for loud, lewd or vulgar music on golf carts, while walking, or on site
- No open containers allowed on your golf cart, or in your possession off rented site
- No "cruising" during quiet hours (11PM - 7AM) with no legitimate reason.
- 10MPH speed limit throughout the campground  
**(Strictly enforced)**

The guest agrees to reimburse the owner for any penalty that may be imposed upon the owner by any court or by Ocean Lakes for any violation upon the premises through fault of the renter herein his/her family member or guest. If Horry County Police are called to the property site for any disturbances, there will be a **\$500** fine issued by Ocean Lakes Campground to be paid by you the renter immediately. The homeowner will also be fined and the home will be cited resulting in forfeiture or your security deposit. By sending your deposit/payment, you and your registered

guest agree to adhere to the rules and regulations of Ocean Lakes Campground and to those of the owner of the unit. Should you choose not to comply, you will be asked to leave without any refund. Consider this your only notice of such. Rules within the campground are extremely strict and enforced. Security has the authority to ask you to leave the grounds if there is any violation of the rules and regulations. The guest agrees to reimburse the owner for any penalty that may be imposed upon the owner by any court or by Ocean Lakes for any violation upon the premise through fault of the renter herein his/her family members or guests.

### **RESPONSIBILITIES:**

The guest is responsible for any and all damages that occur during the rental dates of the contract. The guest is encouraged to notify the owner/property manager of any visible damage upon arrival.

### **911/EMERGENCY:**

For Fire, Police or any medical emergencies call 911. Let 911 know that you are at Ocean Lakes Campground Site 8022 Old Kings Rd. Then contact security at 843828-4847. They will escort emergency services to your site. Please report all emergencies to owner when feasible.

### **PARTIES:**

Warning! We only allow families and responsible adults to be guest in our home. You must be 25 years of age or older to book. We do not allow house parties and/or groups including but not limited to fraternity, high school graduation, spring breakers. Person/s booking home for guest under the age of 25 will be asked to leave and forfeit all monies. Any violation will result in eviction without refund.

### **SUBLEASE:**

The guest stay period may not be sub-leased, transferred, sold or given to any other party. **The**

*person signing the contract must not allow anyone underage to stay on site without being present.*

#### **HEATING/AIR CONDITIONING:**

Please keep all windows and doors closed while air conditioner or heat is running. Failure to do so can cause the system to **freeze up** and result in a very hot home. The air conditioner has only one speed. It will not cool the house faster by setting thermostat below 68. Doing so may also cause the unit to freeze up.

#### **HOUSE GUIDELINES:**

**DO NOT SIT** on furniture with wet bathing suits or sun tan lotion. Use outdoor shower to rinse off sand from your body, feet and shoes before entering the home. Do not bring beach towels in the home that have been used on the sand at the beach. Do not lay on comforters/quilts or decor pillows in the bedrooms and living room.

#### **INSPECTION:**

The owner, property manager or designee may enter the premises at reasonable times, **with or without** notice, for the purpose of making repairs or inspections.

#### **PESTS:**

The property is regularly sprayed for pests. If you see any large black bugs that resemble a cockroach this is most likely a Palmetto bug (water bug). They are native to the beach area. If any bugs are seen please report to the property manager.

#### **KITCHEN AND EATING:**

Purified drinking water is available and watering stations can be found on the campground map.

A grill is provided for your use. Please do not use the grill up against the house or place a hot grill against the house...it will melt the siding. The grill will need to be cleaned and placed away upon your departure.

#### **LOCKED UTILITY SHEDS AND CLOSETS:**

The home has a locked storage building and/or locked storage closet for the personal use of the property owner. Please **respect** these locked areas. These personal items are not included in the rental. If a locked room is found tampered with after departure the security deposit will be forfeited.

**PLEASE NOTE:** Security cameras are on the outside/under the home. These are for your protection only. These cameras are not monitored in any way to violate your privacy but may help with any stolen items, accidents, complaints of underage activity, or pets. Please lock up any expensive items. Ex. Yeti Coolers, Car doors

#### **MAINTENANCE:**

All equipment in the unit should be in working order. Please report any inoperative equipment to the home owner in a timely manner at 704-798-4290. We will make every reasonable effort to have repairs made as soon as possible. Under no circumstances will any refunds be made for mechanical failure of TV, washer/dryer or other small appliances. All efforts will be made to resolve service requests as soon as possible. Service request after 5 PM may not be handled until the next business day.

#### **TRASH:**

A large green trash container is located outside. Trash cans should be wheeled to the street the day before trash pickup day. Pick up days are Mondays and Thursdays.

#### **WEATHER:**

Owner is not responsible for damages resulting from hurricanes, tornadoes, floods, or other natural disasters. Renters are responsible for evacuations if deemed necessary with prorated refunds given