

1. CHECK-IN IS 4:00 PM, CHECK OUT IS 11:00 AM AND IS STRICTLY ENFORCED.

Post Check-out time is used for repairs, cleaning, damage inspection and maintenance. Violation of this provision, without prior permission, will result in loss of all or a portion of the Security Deposit. Please be respectful of our time restrictions and check-out on time.

2. The Security/Rental Deposit is required in advance, 10 days from date of making reservation. The Security Deposit will be refunded 14 days after your departure upon satisfactory inspection of the premises and if there have not been violation including, but not limited to; lease violations, Ocean Lakes fines, property Damage, need for additional cleaning, golf cart damage or any other violation that results or may result in liability to the Owner of said property.

3. If Renter cancels more than more than 30 days prior to check-in and the owner is able to re-rent the property for full price, the Rental Deposit will be refunded less a \$50.00 cancellation fee. If the house remains vacant or is leased at a reduced rate, Renter will forfeit the deposit. If the renter cancels less than 30 days from the check-in date and the Owner cannot re-rent the property at full price. The Rental payment will be forfeited and retained by the Owner as compensation for the time the premises had been held from the rental market. If the Rental payment is forfeited, the Security Deposit will be refunded.

4. Ocean Lakes is a family-oriented community and strictly enforces its Rules. The Renter agrees to read and follow ALL Ocean Lakes Family Campground rules and regulations and all State and Local Laws and regulations. Renter agrees not to permit parties, loud noises, illegal drugs, underage alcohol consumption, or smoking in the house. If Applicable, Renter agrees to abide by the Golf Cart Rental Agreement and to be responsible for Renters guest or invitees use of the Golf Cart. Garbage must be deposited into the trash receptacle and placed at the road for pick-up.

5. Renter Agrees to reimburse the owner for any penalty or fine that may be imposed upon the Owner by Ocean Lakes Family Campground or any court or other entity for any violation upon the property or assessed to the property through fault of the Renter, any Renter's family members, guest or invitees. Renter is advised that EVICTION from property, arrest, citation or golf cart violation may result in a \$500 to \$1,000 fine assessed to the Owner. Renter agrees to immediately reimburse Owner for any such fine assessed regardless of Renter's dispute as to the validity of said fine.

6. The owner shall not be responsible for any accidents or injuries occurring to the Renter, or guest of Renter, on the property or any injuries or property damages caused by golf cart or Renter while renting house.

7. The property shall not be sub-leased, transferred, sold or assigned to any other party unless agreed upon in writing by the owner.

8. Renter shall NOT rent property on behalf of any unauthorized person or for any person less than 25 years of age unless Renter is present during the entire rental week. Renter affirms that Renter will be the "Person in Possession" of the property and that Renter is not renting the property on behalf of any other person not listed as a guest on the Agreement. A violation of this provision will result in IMMEDIATE EVICTION and without refund of any portion of the rental. No more than 4 people are allowed in this rental.

9. Owner is not responsible for any stolen or damaged property belonging to Renter during the rental period for any reason. In the event of inclement weather, Renter is responsible for Renters and all guest's well-being. Renter is responsible for evacuation if necessary. In the event of a mandatory evacuation issued by authorities, Owner will refund on a pro-rata basis, the remainder of any rental days, but in no event shall Owner be responsible for Renters expenses associated with said evacuation.

10. Cancellation of this Agreement is NOT permitted because of inclement weather unless or in the event of a mandatory evacuation by State or Local authorities. No Refund or partial refund or any rental will be given in the event of inclement weather.

11. The Owner may enter the property at reasonable times, with advanced notice, for the purpose of repairs or inspections.

12. NO PETS ALLOWED

13. If applicable, Renter agrees to abide by the separate "Golf Cart Rental Agreement." All terms and conditions of said Agreement are incorporated herein by reference as if specifically set forth in this contract.

14. In the event of a breach of this Agreement, Renter agrees to pay owner for all damages including but not limited to costs of enforcement in any Court, attorney fees, and other such damages provided at law. The parties agree that proper jurisdiction is in Horry County, Myrtle Beach, South Carolina.

GUEST LIST: Only Persons listed below are permitted to stay overnight at the property. All other persons are subject to immediate EVICTION.

*The Owner, operator of this site is not affiliated with or sponsored by Ocean Lakes Family Campground, LP, (the operator of Ocean Lakes Family Campground.) Ocean Lakes Properties, The Jackson Companies or any of their subsidiaries.*

## **Parties Agree to the Following Golf Cart Lease Terms and Conditions:**

**\*\*\* NO PERSON UNDER 21 YEARS OF AGE IS PERMITTED TO OPERATE GOLF CART. NO EXCEPTIONS! \*\*\***

1. Leasee shall use Golf Cart only for its intended use and will be subject to the terms and conditions set forth in this document. Leasee agrees to operate the Golf Cart subject to Ocean Lakes Family Campground Rules and Regulations and State and Local Regulations and Ordinances. Leasee agrees to review all Ocean Lakes Family Campground Rules and Regulations prior to operating the golf cart and further agrees to familiarize any other operator of the Golf Cart with said Rules.
2. Any violation of this Agreement or Ocean Lakes Family Campground Rules, Regulations and Ordinances will result in a \$750 fine to Leasee AND possible eviction of the premises.
3. Leasee shall not operate the Golf Cart without a valid driver's license in possession. Leasee agrees not to permit anyone under 21 years of age to operate Golf Cart.
4. Golf Cart must remain inside of Ocean Lakes Family Campground at all times.
5. Golf Cart must not be operated during Ocean Lakes Family Campground quiet hours of 11:00 pm through 7:00 am.
6. No open containers of alcohol are permitted on the Golf Cart.
7. Leasee will not permit any person not listed as a guest on the Property Rental Agreement to operate Golf Cart. Leasee further agrees to limit the number of passengers to the number of seats on Golf Cart.
8. Leasee agrees to operate the Golf Cart in a safe manner and obey all posted speed limits.
9. Leasee agrees to reimburse Leasor for any penalty or fine that may be imposed upon the Leasor by Ocean Lakes Family Campground or any court or other entity for any violation upon the property or assessed to the property through fault of the Leasee, any Leasee's family members, guests or invitees. Leasee is advised that eviction from the property, arrest, citation, or golf cart violation may result in a \$500.00-\$1,000.00 fine assessed to the Leasor. Leasee agrees to immediately reimburse Leasor for any such fine assessed, regardless of Leasee's dispute as to the validity of said fine.

10. Leasee and its guests and invitees shall use, ride, and do all other things on the Golf Cart at their own risk. The Lessor shall not be responsible for any accidents or injuries occurring to the Leasee, or guest of Leasee, on the property or for any injuries or property damages caused by Golf Cart or Leasee while renting house. Owner does not provide Liability Insurance for Golf Cart. Leasee agrees to defend, indemnify and hold harmless Lessor and its agents against any and all claims of loss, damage (including bodily or emotional injury, death, or personal property damage), liability or other expenses of any nature connected with Leasee's use of the Golf Cart regardless of fault or negligence. Leasee further assumes all liability, responsibility, supervision, control and consequences of all such guests, invitees or other passengers, drivers or third parties and shall defend, indemnify and hold Lessor and its agents harmless from any allegations, lawsuits or claim for damages, personal or otherwise from the use of the Golf Cart.

11. Leasee agrees to inspect the Golf Cart for safety and defect prior to each use. Leasee accepts the Golf Cart "as is" without any promises, warranties, or guarantees of any kind from Lessor prior to the execution of this Agreement as to the Golf Cart's safety or fitness for use.

12. Leasee shall reimburse Lessor, upon demand, for the loss and damage to the Golf Cart or the charger and for all costs and expenses, including reasonable attorney fees, incurred by Lessor in collecting any amounts owing to Lessor for repairs to the Golf Cart or replacement of the Golf Cart if damaged beyond reasonable repair. Further, if charger is damaged or stolen during Leasee's use of the Golf Cart, Leasee shall be liable for the costs of the replacement.

13. This Agreement is incorporated into the Beach House Lease Agreement, as if specifically set forth therein.

*The Owner, operator of this site is not affiliated with or sponsored by Ocean Lakes Family Campground, LP, (the operator of Ocean Lakes Family Campground.) Ocean Lakes Properties, The Jackson Companies or any of their subsidiaries.*