

# Ocean Lakes Campground Site 1678, 6001 S Kings Highway Myrtle Beach, SC 29575

**Petschke Prime Properties LLC**

**Stephen Petschke**

Main Phone: (630) 777-1399

Email: [thesandystarfish@yahoo.com](mailto:thesandystarfish@yahoo.com)

Address: 545 Lismore Circle Elgin, IL 60124

Guest License Agreement for - The Sandy Starfish, 1678 Starfish Road

Thank you for choosing our home for your upcoming trip! We hope you enjoy your stay and that it serves as your home away from home while you enjoy all that Ocean Lakes has to offer. We have worked hard to make this home a comfortable and special place for our families and for yours. Please let us know if there is anything you have questions about either before or during your stay. Also, we would love to hear your feedback! We want to know if there is anything that you loved about your stay or if there is anything that we could improve on. Please use Stephen's phone number as the primary contact number to call or text during your stay (630)777-1399. You can also email us at [thesandystarfish@yahoo.com](mailto:thesandystarfish@yahoo.com)

Site 1678 is a three-bedroom, one bath home, with an additional shower in shed. One king bed, one queen bed, one full size bed and a pull-out sleeper sofa. Maximum occupancy of 7 guests. This home is completely furnished **except for towels and linens, paper towels, kitchen towels, toilet paper, soap, trash bags and washing detergents.**

Please do not move beds or furniture. NO smoking/vaping or pets allowed in the home. If this is reported, you will be charged a cleaning fee.

A linen package is required for \$125 per stay. This service is provided by an outside company. You would receive full sheet sets for all the beds, towels for each guest, bath mats for each bathroom and kitchen towels.

You may use the pillows and comforters/bed quilts that are provided with the house or you may bring your own.

If you choose to use the sleeper sofa you must use sheets.

The kitchen should have everything you need as far as dishes, pans and utensils. There is a traditional coffee pot and toaster.

If your stay is more than 2 weeks out you will be contacted via email by Ocean Lakes to set up your Express Pass. This is the pass that gets you in the gate at Ocean Lakes. They charge \$12 per vehicle per day if paid in advance or \$15 if paid on the day of arrival. Ocean Lakes will email you to request your vehicle information and then send a separate email after that for payment of the express pass(es). Your pass will be mailed once your trip is between 10 - 30 days out AND you have completed payment. If you have your pass you may proceed through the left lane to the guard shack when you arrive.

If you do not have an express pass or your trip is less than 2 weeks away you will need to pull in under the awning when you arrive at Ocean Lakes and go inside to check in and pay for your pass(es).

Please be advised that Ocean Lakes has been more strictly enforcing the expiration time on the Express Pass. The passes expire at 11am on your departure day. Guests have reported trouble getting back in if they are coming in to the campground near 11am.

There is a binder in the house that has additional info related to the house and campground during your stay. There is a list of Ocean Lakes rules, including their golf cart rules, and water park info. Please take a minute to review the rules, especially the golf cart rules as these are the most common violations in the park. **Make sure to download the Ocean Lakes app so you can see park info, hours and activities!**

**Payment Terms:**

Booking more than 30 days prior: The completed rental agreement and security deposit is due within 7 days of receipt to secure your reservation. The first 50% payment is due at 90 days. with the remaining balance due at 30 days prior to the first reserved day.

Bookings less then 30 days: The time for completed rental agreement, security deposit will be communicated at the time of booking with full payment due immediately.

**Accidents:**

The owner shall NOT be responsible for any accidents or injuries occurring to any guest of the property or premise.

**Cancellation:**

60 days out 100% refund, 30 days out 50% refunded 2 weeks or less no refund.

**CHECK-IN:**

Check-in time is 3PM. Door code will be sent to you prior to your stay. WIFI password will be displayed in the home. Upon arrival, ALL visitors must stop by the office to obtain their parking pass, unless you have already received yours by mail. If you are planning to arrive after the office closes and you don't have your passes, please go to the guard gate and they will provide you instructions on what to do.

**CHECK-OUT:**

Check out is 10AM. No exceptions unless arrangements have been made with the owners.

**Parking:**

A parking permit is required for all vehicles inside of Ocean Lakes. Motorcycles are to be parked in designated areas. Please contact Ocean Lakes for additional info on this.

When you park at the house you may park in front of the deck or in the driveway. We do not recommend that a large truck or SUV attempt to park in the driveway (but they will fit in the spot in front of the deck). The entrance to the driveway is narrow so please use an abundance of caution when backing/pulling in.

YOU MAY NOT PARK IN NEIGHBORING LOTS. Ocean Lakes does have an overflow parking area located near the South Gate. Please speak directly to them for information on parking there.

**Rules of Campground:**

Please note the following campground rules, which you are agreeing to acknowledge and adhere to. This is not a complete list. You are responsible for informing yourself of all the Ocean Lakes rules and following them. This is simply a short list of some of the most ticketed offenses that are strictly enforced.

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 of alcohol allowed on your golf cart, or in your possession off rented site.

No "cruising" during quiet hours (11PM - 7AM) with no legitimate reason.

No warnings for taking golf carts off property

No warnings for underage or reckless driving

10 MPH speed limit throughout the campground

The guest agrees to reimburse the owner for any penalty or fine that may be imposed upon the owner by any court or by Ocean Lakes for any violation upon the premises through fault of the primary guest 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 guest immediately. The homeowner will also be fined which you will be required to pay as well and you will be charged your security deposit.

By sending your payment, you and your registered guests 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 guest herein his/her family members or guests.

**We have zero tolerance for and will ask you to leave immediately for any of the following reasons.** You will not be reimbursed for any portion of your stay and you may be subject to loss of your security deposit or additional charges.

1. Ocean Lakes Security being called to the property for any violation of their rules resulting in a fine.
2. Ocean Lakes Security being called to the property more than once for any violation of their rules regardless of if a fine is imposed.
3. Damaging property.
  - a. We do understand accidents happen and expect to be notified within 24 hours of the incident if an item is accidentally damaged. Lack of notification is a violation and grounds for us to ask you to leave.
4. Any illegal acts (including but not limited to: underage drinking, use of illegal drugs, fighting/abuse, etc.)
5. Parking in neighboring lots or disruption to our neighbor's private property.
  - a. Please see the parking section of this agreement for more information on parking.
6. Smoking or Vaping inside the home.
7. Use of fireworks (including sparklers) or laser pointers.
8. Any violations of rules in this agreement or on Ocean Lakes website. The guest is responsible for reviewing Ocean Lakes current policies prior to staying. Please note firearms are not allowed within Ocean Lakes Campground.

#### **DAMAGES:**

Damages include the following: Intentional or unintentional acts, gross negligence, and willful conduct. Any damages will be reported to VRBO for reimbursement.

#### **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 of any visible damage upon arrival. Please take pictures and text immediately to Stephen Petschke (630) 777-1399.

#### **911/EMERGENCY:**

For Fire, Police or any medical emergencies call 911. Let 911 know that you are at Ocean Lakes Campground Site 1220. Then contact security at 843-828-4847. They will escort emergency services to your site. Please report all emergencies involving the house to Stephen Petschke (630) 777-1399 when feasible.

#### **PARTIES:**

Warning! We rent to families and responsible adults only. You must be 25 years of age or older. We do not rent to house parties and/or groups including but not limited to fraternity, high school graduation, and spring breakers. Any violation will result in eviction without refund.

**SUBLEASE:**

The rental 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 themselves being present.

**PETS:**

Guests are not allowed to bring pets of any kind into the rental unit. If a pet is found the guest will be evicted with no refund and the guest will be charged a pet cleaning fee of \$500 minimum.

**HEATING AND 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. Any HVAC service will be the responsibility of the guest if it is found that the unit was misused.

Heating WAS baseboard heaters but has been upgraded to the HVAC system. Please do not turn on the baseboard heaters.

**HOUSE GUIDELINES:**

DO NOT SIT on furniture with wet bathing suits or sun tan lotion. Please 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.

**MAINTENANCE:**

All equipment in the rental unit should be in working order. Please report any inoperative equipment to Stephen in a timely manner at (630) 777-1399. We will make every reasonable effort to have repairs made as soon as possible. Under no circumstances will any refunds be made for mechanical failures of any systems in the home. This also includes but is not limited to TVs, washer/dryer or other small appliances. All efforts will be made to resolve service requests as soon as possible. Service request after 5 PM or holidays may not be handled until the next business day.

**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 inside and outside. The servicing company makes every possible effort to come between guests however this may not always be possible. 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 us.

**KITCHEN AND EATING:**

Please make sure all dishes are washed prior to departure.

**TRASH:**

A large green trash container is located outside. Trash cans should be wheeled to the street by 6 am on the day of trash pick-up. Pick-up days are Mondays and Thursdays.

**WEATHER:**

Owner is not responsible for damages resulting from hurricanes, tornadoes, floods, or other natural disasters. Guests are responsible for evacuations if deemed necessary by the owner, Ocean Lakes, or any government agency. Prorated refunds will be given at the discretion of the owner in the event of a federal declared disaster or emergency. You are encouraged to obtain travel insurance from a 3<sup>rd</sup> party provider.

**GOLF CARTS:**

If you would like to rent a golf cart from Ocean Lakes for a fee, please contact them directly. 843-238-8841. Anyone driving a golf cart **must have a valid driver's license with them at all times** while operating cart. Campground security is very strict on these rules and any violations will incur fees.

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

**Guest License Agreement 1678 Starfish- Ocean Lakes Campground, Myrtle Beach, South Carolina**

Licensed Dates -

Checking In:

Checking Out:

Rental Rate:

Cleaning Fee:

Taxes:

Total Due:

Per this contract Petschke Prime Properties LLC agrees to allow the stated guests access to the property identified by Site 1678 Starfish during the specified dates above according to the following terms and conditions:

1. Upon inspection of the premises, property manager will determine if the security deposit is to be charged.
2. Primary guest must be 25 years of age or older and occupy the premises throughout the licensed period.
3. Maximum occupancy for this property is 7 guests
4. No pets
5. No smoking/vaping inside home
6. These requests are strictly enforced. Violations will void the contract and may result in guests being asked to leave the premises (at any time) with no refund of money including the deposit.

Primary Guest(s) (please print):

**DOB:**

**D.L. #:**

**State issued:**

Please attach copy of photo id

**Address:**

**Email:**

**Phone #:**

**Guest List:**

Additional names of guests

Adults/age

Children/age

How many cars will you have? \_\_\_\_\_ Ocean Lakes will email for your vehicle info and to pay the parking pass fee. The cost is \$15 per day per vehicle if paid when you arrive or \$12 per vehicle per day if paid in advance using the express pass. Prices subject to change by Ocean Lakes. Please note that there are separate policies for motorcycles. Please see Ocean Lakes rules for details.

Additional name and email address if you want Ocean Lakes to send an email to anyone else for an Express Pass:

---

I agree that I have read this guest license agreement as well as completed the guest list above. I acknowledge that I agree and understand and will abide by the rules and requests in this document.

Guest Signature:

Date: