

## Ocean Lakes Site MH-201 Rental Policies

Thank you for choosing to spend your vacation in our beach home in Ocean Lakes Family Campground. We love Ocean Lakes and we are certain you and your family will, too. As always, should you have any questions or concerns, please contact us at (919) 524-8291.

1. **CHECK-IN/OUT** – Weekly rentals run Sunday-Sunday during peak season. During the off-season, we offer partial weeks. Check-in time is 4 p.m. and Check-out is 10 a.m. Early check-in or late check-out may be pre-arranged, if we have availability.
2. **PAYMENT**- Payments are to be made in the form of CASH, Check, Money Order, or Cashier's Check and are due within 7 business days in order to confirm your booking.
3. **CANCELLATION** – Cancellations prior to 60 days before your arrival will be fully refunded less 10% processing fee. Cancellations between 30-60 days prior to your confirmed date will be refunded at 50%. Cancellations inside 30 days will not receive a refund. If we are able to fill a vacancy created by a cancellation at the same rate, we will fully refund less 10% processing. We recommend travel insurance.
4. **CLEANING CHARGE** – A cleaning charge of \$150 will be assessed on all rentals. After having rented houses that were not properly cleaned by the previous tenants, we decided to have our home professionally cleaned after each guest's departure. This ensures that you will arrive to a home that is clean and ready for you enjoy. An excess cleaning fee will be assessed against the security deposit for soiled furniture/bedding, marks on floors/walls, food/trash left in unit, or other event that requires extra attention from our cleaning crew.
5. **OWNER'S CANCELLATION** – In the even that the unit becomes unavailable for the tenancy specified in the lease agreement, the owners' liability is limited to providing alternate accommodations OR providing a full refund of all monies paid.
6. **STORMS** – In the event of a hurricane or tropical storm, we will offer a pro-rated refund for the time that the campground is officially closed. We highly recommend travel insurance, especially during hurricane season.
7. **INOPERABLE** – We try to maintain the property so that our guests have the best experience possible. Should the Heating/Air Conditioning Unit, Stove, Refrigerator, or Water Heater become inoperable, we will have them repaired or replaced as quickly as possible (within 24 hours). We want to know about any problems with TVs, DVD players, Golf Cart, Washer/Dryer, or other appliances so that we can get them repaired or replaced but they will not receive the same urgency as the aforementioned items.
8. **PRIVATELY OWNED PREMISES** – It is understood that the premises are privately owned, including the furnishings. Tenant agrees to compensate owner for any damages to property or furnishings. Should the security deposit not cover all damages, tenant agrees to pay the remainder within 10 business days of check-out.
9. **HOLD HARMLESS** – Owner is not responsible for articles lost, stolen, or left behind in the unit.
10. **LIABILITY** – Owner will not be held liable for any damage or liability of any kind for any injury to or death of person or damage to property of the guest or any other person from any cause whatsoever.

James & Martha Parrish  
1029 Drew Dr  
Garner, NC 27529  
919-524-8291

Initial 

Owner shall not be liable for events beyond our control including but not limited to inclement weather, fire, war, or other unpredictable events.

11. **SMOKING** – There is to be NO SMOKING inside the unit. Smoking is permitted on the porches with the door closed. Cigarette butts or other smoking materials are to be extinguished in ash trays and disposed of in the outside trash cans. Failure to follow this policy, including cigarette butts left on the ground, will result in loss of security deposit.
12. **PETS** – Pets of any kind are not allowed inside the home or on the premises. Failure to comply will result in termination of stay with no refund and loss of security deposit.
13. **RIGHT OF ENTRY** – Owner reserves the right to enter premises at any reasonable hour for repairs or inspection. Every effort will be made to give notification to tenant prior to entry.
14. **SECURITY CAMERAS** – There are security cameras located outside the home (1 on each porch/deck and 1 above the garage door) and inside the garage. They are there for your safety and security and serve as a deterrent to those who might attempt to steal or damage your property or ours. Do not cover, move, or otherwise alter the cameras. For your privacy, there are no cameras inside the home.
15. **GOLF CART** – Golf cart is not included with rental. As a courtesy, we may choose to allow tenants to use our golf cart. Since the golf cart is not a part of the rental, no credit will be given if cart is unavailable, broken, etc. Failure to follow all golf cart policies will result in immediate eviction and forfeiture of all rent and deposits.
16. **OCCUPANCY** – Renters must be at least 25 years old. If those occupying the home are not a family unit, everyone in the group must be at least 25 years old. The person responsible for the rental must occupy the premises for the entire duration of the stay. The maximum number of people permitted to occupy and sleep at this property is nine (9).
17. **HAVE FUN** – We want our guests to make themselves at home and have fun. We will do our best to keep the home in great condition so that our guests can enjoy themselves. Enjoy your vacation and make memories with your family. If there is anything we can do to assist you with that, do not hesitate to let us know.

I have read the rental policies for MH-201 and agree to follow them. I understand that failure to follow these policies may result in immediate eviction and forfeiture of all rent and deposits.

Signature \_\_\_\_\_ Date \_\_\_\_\_

Printed Name \_\_\_\_\_

Initial \_\_\_\_\_

James & Martha Parrish  
1029 Drew Dr  
Garner, NC 27529  
919-524-8291

# Golf Cart Use Agreement for Site MH-201 in Ocean Lakes Family Campground

1. Golf cart use is **NOT** automatically included in the rental of our home. We may extend it as a courtesy to our renters, at our discretion. As such, if the golf cart becomes inoperable or unavailable during your stay, no refund of rental fee will be provided.
2. Golf cart is to be **PARKED** on our site each night from **11PM-7AM**. Should you need travel off the site between 11PM-7AM, please use your car or other means of transportation.
3. Per Ocean Lakes, open containers of alcohol are only permitted on individual sites. **NO OPEN CONTAINERS** of alcohol on the golf cart, regardless of age.
4. Ocean Lakes security officers will issue a \$100 fine for **LOUD MUSIC** or **LEWD/VULGAR/OFFENSIVE MUSIC AT ANY VOLUME LEVEL** anywhere in the park including on the site or golf cart.
5. Do **NOT** take our golf cart **OUTSIDE OF OCEAN LAKES** gates for any reason. This includes the service road outside the Ocean Lakes gates.
6. Anyone wishing to operate our golf cart **MUST BE 21 YEARS OLD** and have a **VALID DRIVER'S LICENSE** in their possession while driving the cart. **NO EXCEPTIONS!!**
7. If the golf cart is driven after sunset, the head/tail lights must be on.
8. Come to a complete stop at all STOP signs. Watch for and give right-of-way to pedestrians.
9. Only drive golf cart on designated roadways and only park in designated spaces. Do not drive on or across other sites or campsites, the beach, or other restricted areas.
10. No **RECKLESS DRIVING**, racing, or other unsafe driving. **SPEED LIMIT 10 MPH!**
11. **SMALL CHILDREN** may sit on the adult driver's lap. Driver must maintain complete control of the cart at all times and not allow child to have access to the steering wheel or gas/brake pedals. **NO CHILD** is allowed to sit in the driver's seat, even with the adult driver beside him/her.
12. Please wash off sand and salt spray from the golf cart daily.
13. Only **DRIVERS THAT ARE PRE-APPROVED** by us and listed on this agreement may drive our golf cart. Anyone not listed that is caught driving our cart will be prosecuted for theft/unauthorized use of a vehicle. **NO EXCEPTIONS!!**
14. No standing while the golf cart is moving. No more than 5 people (except children under 6 on adult's lap) can be on the cart at one time.

Ocean Lakes takes golf cart violations **VERY SERIOUSLY** and they have a **ZERO TOLERANCE POLICY**. Penalties for homeowners whose guests violate the golf cart policies are very severe. The first violation results in a fine. If a second violation is issued within 5 years of the first, the site loses golf cart privileges for 1 year. This means that if guests who rent our home do not honor the golf cart rules, our family and future guests will be punished and not be able to enjoy golf cart use. So, we have adopted a very strict policy. As a condition of using our golf cart, you must follow our rules. Failure to comply with all of the rules regarding golf cart use listed in this agreement will result in **LOSS OF YOUR SECURITY DEPOSIT** and you will be **IMMEDIATELY EVICTED** from our home with no return of rental monies paid.

Initial \_\_\_\_\_

James & Martha Parrish  
1029 Drew Dr  
Garner, NC 27529  
919-524-8291

**Again, anyone operating the golf cart who is not at least 21 years old with a valid driver's license and not listed below as an authorized driver will be prosecuted for THEFT/UNAUTHORIZED USE OF A VEHICLE by Horry County Police.**

If anyone in your party under 21 years old would like to drive a golf cart, Ocean Lakes Golf Car Rentals allows them to drive their rental carts. You may contact Ocean Lakes Golf Car Rentals for more information (843-238-8841).

We want you to have a great vacation and enjoy riding the golf cart around the campground as much as we do. We asked the guests that rented before you to follow these rules so that you would be able to use our golf cart. We ask that you follow them so that our next guests can use it as well.

**PLEASE SEND A PHOTOCOPY OF EACH AUTHORIZED DRIVER'S LICENSE.**

**AUTHORIZED DRIVERS**

NAME	DATE OF BIRTH	AGE	DRIVER'S LICENSE STATE/NUMBER

By signing below, I agree to abide by all conditions set forth in this document. I will ensure that other members of my party know and follow these rules, as well. I understand that failure to follow every rule listed in this agreement or any fine issued by Ocean Lakes Security will result in a forfeiture of security deposit and immediate eviction of my entire party from the property with no refund of rent paid. By signing below, I agree to assume all liability should any member of my party be involved in an accident or be issued a fine.

Signature \_\_\_\_\_ Date \_\_\_\_\_

Print \_\_\_\_\_

Initial \_\_\_\_\_

James & Martha Parrish  
1029 Drew Dr  
Garner, NC 27529  
919-524-8291

## Ocean Lakes Site MH-201 Procedures

**CHECK-IN/PARKING** – You will need to obtain a parking pass from Ocean Lakes' office to enter the campground. We highly recommend **Express Check-In** where Ocean Lakes will mail your parking pass. For reservations booked within 30 days of check-in, this option may not be available and you will need to stop in at the office when you arrive to obtain your parking pass. Ocean Lakes charges \$10 per day per vehicle. Three (3) vehicles can park comfortably on our site. If there are more than 3 vehicles in your party, you will need to park the additional cars/trucks in the overflow area near the South Gate Entrance. If there are any motorcycles in your party, they will have to park in the overflow as motorcycles are not allowed to enter the campground under power. You may push/tow motorcycles to the site. The distance from the overflow/motorcycle parking to the house is approximately 100 yards.

**ENTRY INTO OUR HOME** – The key is located in a lock box on the front porch. We will email or text you the code to the lock box prior to your arrival. To help prevent the key from becoming lost or locked inside the home, we ask that you return the key to the lock box after unlocking the door. We do allow guests access to the garage but we do ask that you respect our personal items that are in the garage.

**SAFETY/SECURITY** – We want all of our guests to have a safe and relaxing vacation. During the peak summer season, Ocean Lakes can have well in excess of 20,000 people inside the campground. Though there are gates preventing unauthorized entry from Hwy 17 and the North/South sides of the property, there are no gates on the beach and unauthorized persons can enter the campground undetected. Ocean Lakes Security is on patrol 24/7, but they cannot monitor everything all the time. Keeping all of this in mind, we ask that you do your part to keep your party/belongings safe and secure. Lock the doors when you go to bed. Lock your car doors. Don't leave valuables unattended. Expensive coolers will "walk off" if not secured. Don't leave the keys in the golf cart. Basically, use the same vigilance you would use at home. We have security cameras located outside the home on all 4 sides and in the garage. Do not cover, move, or otherwise alter them. The cameras are not there to watch you. They are there to help protect your property and deter those who are up to no good. If you see any suspicious activity, call Ocean Lakes Security at (843) 828-4847. Put this number in your contacts. If you have an emergency, call 9-1-1 first and then call Ocean Lakes Security.

**WHAT'S PROVIDED:** Our home has a dishwasher, washer/dryer, full kitchen set-up (including cookware, plates, silverware, cups, etc), outdoor grill, 4 flat screen TVs, and an outdoor shower. A standard coffee maker and Keurig machine are available for use. There are some games and toys for your family to enjoy during your stay.

**YOU WILL NEED TO BRING:** Linens & Pillows (2 Queen Beds, 2 Full, 1 Twin), Towels, Paper Products, Laundry/Dishwasher Detergent (Liquid or PODS ONLY), trash bags, coffee filters, hair dryer, and any other personal items you may need. Beach chairs and umbrellas are available for rent from the lifeguards during peak season. However, you are welcome to bring your own. Horry County rules prohibit shade devices that are not circular and are larger than 7'6" diameter. We selectively allow guests to use our golf cart but you may bring your own (electric only). Contact Ocean Lakes Golf Cars (843) 238-8841 for more info.

### HOUSE RULES

1. No smoking inside the home. Smoking is allowed on the porch with the door closed. Empty ash tray in the outside trash can
2. No pets of any kind in the house or on the premises.
3. No loud music and NO HOUSE PARTIES. No open containers of alcohol allowed off the site (Ocean Lakes rules)
4. Keep the house key in the lock box except when using it to unlock the door.
5. Garbage should be bagged and placed in the outside can by the garage door.
6. Follow all Ocean Lakes Campground rules (listed on map you receive at check-in)
7. Do not cover, move, or otherwise alter outside security cameras.
8. Owner's closet in master bath is for storing our personal items and is locked. Please respect our privacy.

### **CHECK-OUT PROCEDURES**

Our cleaning crew will clean the home after your departure. It is imperative that you have all of your belongings removed from the house by 10 a.m. on check-out day to give them adequate time to clean. If you need to stay later, please contact us ahead of time to see if we can work it out. There may be additional charges for late check-out.

#### **BEFORE LEAVING PLEASE COMPLETE THE FOLLOWING:**

1. Remove all food from the refrigerator. Leave any unexpired condiments, spices, etc.
2. Ensure that the oven and stove are turned off.
3. Bag all trash and place it in the outside trash can. If the outside can is full, you may leave sealed bags of trash in the laundry area. DO NOT LEAVE trash on the ground outside.
4. Do a thorough double check of all rooms, under beds, etc for any personal items.
5. If you moved any furniture (including outdoor furniture), please put it back where you found it.
6. If there are any dirty dishes, please either hand wash them and leave them to dry or put them in the dishwasher and start the cycle. Our cleaning staff will put them away.
7. If you were allowed to use our golf cart, please make sure it is parked in the garage. Make sure that all sand/trash/debris is removed and any salt spray washed off. If the golf cart is wet, please use the leaf blower to dry it off.
8. Make sure all windows and doors are closed and locked and the lights are turned off.

If during your stay you discover anything in the home that needs maintenance or repair, please contact us as soon as possible. We also want your feedback so that we can continuously improve our guests' vacation experience.

Thanks For staying with us!

James & Martha Parrish

James Cell: 919-524-8291

Martha Cell: 919-306-9411