

Beaver Lakefront Cabins Accommodation Agreement as of 05-12-20

For the purposes of this Reservation and Accommodation Agreement hereinafter known as the 'Agreement', 'we', 'us' and 'our' refer to Beaver Lakefront Resort, Inc. doing business as Beaver Lakefront Cabins, and 'you' and 'your' refer to all guests signing this agreement or listed as overnight occupants and their visitors or invitees who occupy or use the facilities managed by Beaver Lakefront Resort, Inc.

Security Deposit and Check-In Requirements

- All reservations must have a credit or debit card on file for incidentals.
- For reservations over our base occupancy of four adults, we require a pre-authorized hold of \$500 to the card on file for a security deposit. A pre-authorization is not an actual charge; instead, it locks down \$500 of your available credit line for 7 days but does not affect your balance.
- To occupy the lodge at least one overnight guest must be age 25 or older and be present at check in to provide a copy of their photo ID and sign this Agreement. Exceptions to the minimum age requirement are possible with advance notice for an increased pre-authorized deposit.
- Check-in requirements must be met in advance when checking in after hours. Please call the front desk at 888-735-2920 for assistance.

Basic House Rules

- You agree not to smoke inside the Lake House. You may smoke outside on the dock or property.
- You agree not to bring anyone under the age of 16 on property except to attend a wedding.
- You agree not to bring pets on property or allow any animals inside the Lake House.
- No persons other than registered guests listed on this Agreement may stay overnight.
- You agree not to use glass or introduce soap, bubble bath, tanning lotion, oils, or other contaminants into the hot tub. There is a \$30 cleaning fee for removing excess chemicals.
- Check-out is at 10 AM. Late check-out is sometimes available for an additional \$20 per hour.

This Agreement is not a Rental or Lease Contract.

By occupying the building, you grant us the right to require you to leave without refund for offensive, illegal, dangerous or destructive behavior.

Damages.

Please relax and enjoy your stay; we do not charge for small accidents like a broken glass or reasonable wear and tear. However, you agree to pay for non-consumable items missing from the unit you occupy or the cost of repairing any significant damage to our property or mess beyond normal wear and tear for which you are responsible. The quality and methods of said repairs shall be at our full discretion and control. If you render the unit unfit for future use, you agree to pay for the loss of income for all guests booked as of your departure date and any additional guests turned away while our staff or contractors repair the damage.

Hot Tub Water Quality and Use

We check the water quality every day between 10 AM and noon--please be prepared for this brief interruption. Even though we check it daily, maintaining the health of the hot tub is a collaborative effort. Please shower before you enter the tub to remove any oils, tanning lotion, perfumes, deodorants or cosmetics--this is especially important after a massage or day on the lake. Please do not eat in the tub. Changing the water is a lengthy process and should not be necessary provided you exercise reasonable care when using the tub. Use of a hot tub can be hazardous to pregnant women and people with various medical conditions. Please refer to our Hot Tub Rules and Safety Guidelines prior to entering. Use of the hot tub is at your own risk.

Fees.

You agree to pay a \$500.00 fee for violating any of the first four House Rules listed above. You agree to pay a \$30.00 fee if changing the hot tub water is required during your stay because you introduced contaminants to the water. You agree to pay a \$30.00 fee for each check returned for insufficient funds.

Lake House Occupancy

The maximum occupancy for the lodge is 10. You may invite up to 4 additional persons 18 years old or older to visit the Lodge, but only those persons listed in this Agreement may occupy the lodge overnight. Children who attend wedding ceremonies must depart afterwards.

Access to the BLC Lake Facilities

Beaver Lakefront Cabins is primarily designed as a place for couples to enjoy a romantic getaway, and while they were not designed for groups or parties, the lake facilities including the indoor fishing room, floating sun deck and picnic area, and complimentary self-propelled watercraft, are available to our Lake House guests in small numbers at a time to fish, relax, sun bathe, or take out the complimentary water craft. Please be laid back and don't scare away the fish or the honeymooners.

Note: The docks below the Lake House are private docks and are not part of the resort. Swimming access to the lake is from the shoreline behind the Lake House. For lake access from a dock, Lake House guests should use the resort's facilities.

Water Safety.

There is no lifeguard on duty. The water is deep under the swim deck and you will not be able to stand up and touch the bottom. Additionally, as the lake level changes, underwater hazards may become present. We recommend that you review the weather forecast before departing in any of our watercraft. For the non-motorized watercraft, we suggest that you pedal or paddle into the wind for the first part of your voyage because it can be a long, hard slog back against the wind if you misjudge conditions. You are responsible for your own safety.

Pontoon Rentals

Our two pontoon boats are available for rent to guests and visitors of the lodge in our office, and a complimentary half-day rental is included with any reservation of the Hot Tub Lodge of five days or longer. The date and time you want the boat must be reserved prior to your arrival to secure your complimentary rental. We are not responsible for cancellations due to weather related events; however, we will make every reasonable effort to reschedule you should the weather interfere.

Securing Your Watercraft. You are solely responsible for properly securing your boat to the dock and assume all liability for damages resulting from high winds, rough water, inclement weather or other acts of God. The dock is not designed for jet skis. If you secure your jet ski and a storm develops, it may sustain damage for which we are not responsible. Please review our warnings for towing large boats to the Lake House.

General Release

You acknowledge that Beaver Lake is a dangerous body of water, posing significant hazards, including but not limited to hidden underwater objects, sudden storms and unexpected changes in wind and water conditions that can cause bodily injury including death. You agree that the use of our motorized pontoon boat, canoes, kayaks, sculls, pedal boats, floats or other amenities provided or rented by us is solely at your risk. You hereby release, extinguish, and forever discharge us of and from any and all actions, causes of action, suits, debts, damages, sums of money, accounts, reckonings, bonds, bills, contracts, covenants, controversies, agreements, promises, judgments, executions, claims and demands of whatever kind or nature, whether in law, admiralty, or equity, whether known or unknown, which you may hereafter have resulting from the use or rental of our facilities or amenities.

Receipt and Authorization. An itemization of the costs of your stay and payments received is included on the back of this page. You currently have a balance due of \$_____. By signing below or occupying a unit, you agree to comply with the terms of this Agreement and authorize us to initiate additional charges as necessary to your debit card, credit card, or bank account for any shortfall between the total amount due and the total of payments received, the cost to repair damages, cleaning beyond normal wear and tear, fees as described herein, items removed from the units, or additional products or services provided at your request.

Registered Guest

Vehicle Color, Make & Model