

FRIO RIVER VACATION RENTALS, LLC

“Policies and Procedures” 6.20.18

**IMPORTANT NOTICE:** All guests shall read and acknowledge in writing the policies and procedures listed below.

Frio River Vacation Rentals has established policies and procedures that will make your stay a memorable experience. Renters and guests shall adhere to the rules, regulations, and guidelines noted below in order to insure you and your family a safe and pleasurable experience. Renters and guests shall adhere to the rules, regulations, and guidelines noted below in order to insure you and your family a safe and pleasurable experience. **Frio River Vacation Rentals will adhere to a zero tolerance for those not conforming. Frio River Vacation Rentals reserves the right to deny admittance or require you to vacate the home when policies are violated.**

**Occupancy:** All of our homes have a maximum number of occupants allowed. This will be strictly enforced and those violating this restriction will be required to vacate. **“Day Guests” are limited and FRVR must be notified when day guests are coming.** No tent camping allowed. There are no camper type sleepers; utility or horse trailer sleepers allowed on rental properties. **Initials**

**Pools:** Additional signature required on the FRVR “Assumption of Risk and Waiver of All Liability”. Any type or size of portable swimming pool; slip n slide; are not allowed on any of the FRVR rental properties. **Initials**

**Fireworks/Pinatas/Cascarones (Confetti eggs) water balloons; silly string; NONE allowed in or around any FRVR home or cabin - Min. \$100 clean up fee Initials**

**Firearms:** No discharge of firearms of any kind are allowed including BB guns, slingshots **Initials**

**ATV/Off Road Vehicles:** **4 Wheelers, ATV’s, and dirt bikes of any kind are not allowed on FRVR rental properties. Electric golf carts only IF SUBDIVISION ALLOWS. NO utility or horse trailers are allowed to use utilities at rental homes. Initials**

**Smoking:** Smoking is not permitted inside any Frio River Vacation Rentals home. Each home has a specific place for cigarette butts. Please use it and clean out at exit. **Excess yard cleanup for butts will result in additional charges to credit card on file. Initials**

**Group Activities:** Our homeowners and Frio River Vacation Rentals promote family vacation stays. We expect minors to be supervised by adults, noise levels kept within reason, and no public intoxication.

**Personal Conduct:** Offensive language or behavior, use of illegal drugs, and underage drinking will not be tolerated.

**Respect your neighbors:** Please keep loud music and noise to a minimum. **No outdoor speakers/amplifiers allowed.** Respect your neighbor’s privacy as you would your own. If reported to us or the local law enforcement, FRVR reserves the right to review the situation, which could result in an eviction from the premises. No refund will be issued for early departure. **“QUIET TIME” is from 11:00 PM to 8:00 AM in all FRVR rental properties.**

**Property Damages:** Anyone found willfully damaging our properties will be required to vacate the Property. If necessary, local law enforcement will be notified. See exit clean up below for more details.

**Pets:** **\_\_\_\_\_** No pets allowed in this FRVR home. Violation of this policy will result in an automatic \$100.charge to the credit card on file. The owner/owners of the pet will be asked to vacate the property with no refund. **NO PETS MEANS NO PETS!! Initials**

**\_\_\_\_\_ Pet friendly home \$25./per pet PER DAY;** as of 3/18/18; all pets must be kept in kennel when left behind at property and leashed when outside **Initials**

**Fires:** No fires are allowed other than in fire pits, outdoor fireplaces, or BBQ pits. Burn bans will be enforced. **Initials**

**Dove Hunters:** **To avoid cleanup charges,** please dispose of feathers and remains properly! **Initials**

**Respect for the River:** The Frio River is our most treasured asset. Littering and glass containers are not allowed in or near the Frio River. Local law enforcement will monitor and enforce a zero tolerance policy. Up 2 U yellow mesh bags provided free of charge.

**Exit Clean-up:** Renters will be expected to remove all food items from the refrigerator. All dishes must be cleaned and put away. Trash must be gathered and placed in the outdoor receptacles provided. Upon inspection of the property following your stay, FRVR reserves the right to charge for any additional services required to return the property to the state it was in prior to your arrival. Excess garbage, broken fixtures or furniture, missing amenities, and damage to property resulting from gross negligence are examples of chargeable items. The additional fee will be charged to the credit card on file. **BY YOUR SIGNATURE BELOW, FRVR, IS AUTHORIZED TO CHARGE THE CREDIT CARD ON FILE FOR THE NOTED ITEMS ABOVE.**

**Responsible Party:** The responsible party securing the reservation must be 25 years of age and will be required to stay at the home during the entire reservation period. No exceptions. Please be prepared to provide driver’s license at check in. FRVR’s intent is to provide a vacation home to family oriented groups. Each reservation request will be evaluated to meet the standards we expect. **NOTE: If it is an all adult group (18 years+) then ALL GUESTS MUST BE 25 YEARS or OLDER!**

**Lost Items:** Fees: \$10/per lost key; if your home has horseshoes \$20.00; if your home has volleyball \$10.00 (charged to credit card on file if not returned) **Initials**

**Hold Harmless Agreement**

“LESSEE” SHALL INCLUDE ALL PERSONS OCCUPYING PROPERTY LEASED FROM FRIO RIVER VACATION RENTALS, LLC. LESSEE AGREES TO PROTECT, INDEMNIFY, SAVE AND HOLD HARMLESS FRIO RIVER VACATION RENTALS, LLC, INCLUDING ITS OFFICERS, AGENTS, AND EMPLOYEES FROM AND AGAINST ALL LOSSES, COSTS, AND EXPENSES, AND FROM AND AGAINST ALL CLAIMS, DEMANDS, SUITS, AND ACTIONS FOR DAMAGES OR FROM LIABILITY OF WHATEVER NATURE FOR ANY AND ALL DAMAGES TO PROPERTY OR TO INJURY (INCLUDING DEATH) TO ANY PERSON OR PERSONS ARISING FROM A VISIT TO PROPERTY OWNED OR MANAGED BY FRIO RIVER VACATION RENTALS, LLC.

**As a valued guest, our intent is to make your stay an unforgettable experience. If you adhere to our policy request, we can insure you a clean, well maintained, fully equipped vacation home time and time again!**

\_\_\_\_\_  
Renter/Guest/Tenant/Lessee

\_\_\_\_\_  
Date

\_\_\_\_\_  
Renter/Guest/Tenant/Lessee

\_\_\_\_\_  
Date