

RENTAL RULES AND REGULATIONS

Montina Beach on Lake Travis

16306 E. Lake Shore Drive, Austin, Texas 78734

1. **CHECK-IN TIME IS AFTER 4 P.M. CST AND CHECK-OUT IS 11 A.M. CST.**
2. **ARRIVAL:** The front door will be unlocked and the keys inside on the bar in the kitchen; or, if the door is locked there will be a lockbox on the door knob and the combination is **2317**. The front entrance gate code is also **5200**
3. **Pets** are not permitted unless prior arrangements are made. There is an additional fee for pets.
4. We will not rent to vacationing students or singles under 25 years of age unless accompanied by an adult guardian or parent.
5. **RESERVATION DEPOSIT-** A reservation deposit of \$600 is required. This must be received within three (3) days of booking the reservation. The deposit is applied toward the final payment for rent. Please make payments in the form of money order, cashier check or personal check payable to **Montina Beach on Lake Travis**. You may also pay with Master Card or Visa via our secure online payment system.
6. **FINAL PAYMENT** - The BALANCE OF RENT is due thirty (30) days before your arrival date. Please make payments in the form of money order, cashier check or personal check payable to **Montina Beach on Lake Travis**. You may also pay with Master Card or Visa via our secure online payment system. An invoice and a link to pay by credit card will be sent to your email.
7. **CANCELLATIONS** - A thirty (30) day notice is required for cancellation. Cancellations that are made more than thirty (30) days prior to the arrival date will receive a full refund. Cancellations or changes that result in a shortened stay, that are made within 30 days of the arrival date, forfeit the full advance payment and damage/reservation deposit. Cancellation or early departure does not warrant any refund of rent or deposit.
8. **MONTHLY RESERVATION CANCELLATIONS** - Monthly renters must cancel ninety (90) days prior to check-in. Monthly renters who make a change that results in a shortened stay must be made at least sixty (60) days prior to check-in.
9. **MAXIMUM OCCUPANCY-** The rental rate is for a maximum of eight guests. An additional charge per person per night will be assessed for more than eight guests.
10. **HOLIDAY WEEKENDS and High Season Rentals-** THIS PROPERTY REQUIRES A THREE (3) NIGHT MINIMUM STAY on Holiday weekends and during high seasons.
11. **INCLUSIVE FEES** - Rates include a one-time linen-towel setup.
12. **NO DAILY MAID SERVICE** - Linens and bath towels are included, but daily maid service is not included in the rental rate. However, daily maid service is available at an additional charge. We suggest you bring beach towels.
13. **FALSIFIED RESERVATIONS** - Any reservation obtained under false pretense will be subject to forfeiture of advance payment and deposit and the party will not be permitted to check-in.
14. **WRITTEN EXCEPTIONS** - Any exceptions to the above mentioned policies must be approved in writing in advance.
15. **PARKING - There is a strict limit of four vehicles for parking purposes.** Boat trailers are counted as a vehicle for parking purpose. Parking of more vehicles, boats, boat trailers, etc may be arranged a few blocks away from the property **at no additional cost**. Please do not park on the grass because of sprinkler/irrigation spray heads. Please DO NOT run over the landscape lights in the yard. **Please do not partially block the driveway.**
16. **SWIMMING AND BOATING** - activities in and around water, boats and boat docks inherently have risk. Children must be supervised while swimming on the property and NO DIVING IS ALLOWED from property boat docks. **All water related activities including use of the boat dock are at your own risk and renters and their guests agree to a complete release of liability for the property owners for personal injury, death or property damage.**
17. **BOATS and Dock** -While a guest, you have exclusive use of the dock/swim platform located on the western edge of the beach area. It is the smaller of the two boat dock structures on the property. Boats are welcome. There are several boat launch ramps nearby including Emerald Point Marina and Mansfield Dam Park. Boats may be moored "off shore" since the property owns the underwater rights under the lake or boats may be tied to the dock/swim platform. If desired, boat slips are also available for rent at Lake Travis Marina. Be sure to specify only a weekend rental. It is about two blocks from the house.

Your boat trailer may be parked at the house but it will count toward the limit of four vehicles. You may store it about three blocks away for no additional charge.

Please do not use the other, larger boat dock on the eastern edge of the beach – this dock may be available for rent with advance notice if desired.

18. **BEACH** – The property has a very large (approximately one acre), private grassy beach area. This does fluctuate in size based on the level of Lake Travis. If the lake level is very low there will be gravel and rocks between the water and the grass. You should exercise caution when walking on rocks since they can be slippery.

You are welcome to use the beach area, which is shared with one other house. There are picnic tables, lounge chairs, a grass volleyball court and a bon fire pit. During drought periods the county mandates a burn ban and the fire pit cannot be used. Guests are responsible for checking the burn ban status at <https://www.traviscountytx.gov/fire-marshal/burn-ban> Firewood is stacked along the left (west) side of the property just before you get to the volleyball court.

BEACH ACCESS – please do not walk on the concrete driveway that leads to the lake. Simply walk along the western edge of the property straight to your dock or the beach (walk along left side of the property to the lake).

19. **OUTDOOR GRILLS** – You must **clean the grill before** you use it. You DO NOT have to clean the grill after your use of the grill. Sorry, the cleaning service does not clean outdoor grills. **Use it once, clean it once.**

20. **INTERNET** – High speed wireless and hard wired internet are available. The network is titled "Guest Network Montina Beach" and the password is **12345678** The Ethernet cable for hard wired service is the gray cable at the desk.

21. **HURRICANE, FLOOD OR STORM POLICY** - No refunds will be given unless:

- a. the National Weather Service orders mandatory evacuation in a "Tropical Storm/Hurricane Warning area" and/or
- b. a "mandatory evacuation order has been given for the Tropical Storm/Hurricane Warning" area of the residence of a vacationing guest.
- c. Lake Travis is closed to boats and recreation by local authorities due to flooding.

If any of the above events occur, we will refund:

- a) Any unused portion of rent from a guest currently registered,
- b) Any unused portion of rent from a guest that is scheduled to arrive, and wants to shorten their stay, to come in after the Hurricane Warning or flood is lifted; and
- c) Any advance rents collected or deposited for a reservation that is scheduled to arrive during the "Hurricane Warning" or Flood period.

22. This is a **NON SMOKING** unit. Please do not smoke indoors.

23. **Additional beds** – Two double size air beds and extra cushions are located in the walk-in closet in the smallest bedroom.

24. A volleyball is located inside the closet near the desk.

25. **Television** – if you are not familiar with Dish Network, **read the instructions before use** or you will wish you did.

25. **Departure Instructions – Please do the following:**

- a. All debris, rubbish and discards should be bagged appropriately and placed in the trash. **There is a large trash container outside the kitchen window near the HVAC condenser.**
- b. Dirty dishes should be placed in the dishwasher and cleaned.
- c. One load of laundry should be started.
- d. Leave all keys on the bar in the kitchen and the house is left locked.
- e. Please turn Heat-Air Conditioner mode to OFF.
- f. Please move furniture back into its original position if you have moved any during your stay.

By signing below, I agree to all terms and conditions of this agreement and agree to be responsible for informing all guests in my party of these conditions.

Printed Name _____

Signature _____ Date _____