

2026 Bagnell Branch Caboose & Bagnell Jailhouse Agreement

We hope you enjoy your stay!

Lazy River "The Best Dam Campground in the Ozarks" and Camp Bagnell in the Ozarks welcome you to our facilities. During your stay with us, feel free to avail yourself of amenities in either campground, to include swimming pools, the Osage River Access Ramps, etc.

CHECK IN/CHECK OUT: Check-In 3 p.m.-7 p.m. (CST) | Check-Out 11 a.m. (CST) During your stay please refer to our handbook provided in the properties and follow all policies during your stay and at check-out.

General Conduct and Notifications:

- EV charging is prohibited.
- No mail or packages may be delivered to the property.
- Children must be supervised by an adult at all times.
- No parties or events. **Quiet hours: Sunday-Thursday 10 PM-8 AM and 11 PM - 8 AM Friday and Saturday**
- No climbing on railings, trees or structures. Use caution on decks, stairs, and outdoors.
- Do not tamper with smoke detectors or safety equipment.

PROPERTY OCCUPANCY: All cabins are smoke/vape and pet free. You must be 24 or older to reserve a Cabin, the person named on the reservation must be present in the cabin during the entire stay. ID must be presented at check-in. Each cabin has a maximum capacity as stated within the reservation. All cabins must be paid by card, and any damages to cabins will result in additional charges to the card on file. Guests must allow access for property maintenance with notice. Please park only in the designated caboose or jailhouse parking area(s).

VISITORS AT SITES: Only those guests with a paid reservation are permitted. No additional visitors will be allowed.

Caboose & Jailhouse: Please respect the features and decor of the property. They are vintage, but we have done our best to preserve the history. Jailhouse Cabin Notice: The Jailhouse Cabin is owned by Reserve Developments, LLC. Lazy River and Camp Bagnell Campgrounds are appointed representatives to manage and maintain the property and its interests.

Campfires/Grills: Never leave campfires and grills unattended. Only wood from inside the state of Missouri may be brought to or used in the campground. Firewood is available for purchase at the office. We will observe and notify you of all local burn advisories or restrictions. NO bottles, cans, diapers, cigarettes, or plastics are to be placed in firepits. Clean up fees may apply.

FIREARMS/FIREWORKS: No Open Carry is allowed on property, including but not limited to: BB, Airsoft and pellet guns and regular firearms. **Fireworks of any kind are prohibited.**

SPEED LIMIT AND TRAFFIC SAFETY: Throughout the campground we maintain a 5 mph speed limit. Please watch for children, pets, and golf carts.

SWIMMING POOL: No Lifeguard is on Duty, and as such, Ownership accepts no responsibility or liability, and Guests should consider the pool to be a "swim at your own risk" facility. Children under 13 must be supervised by an adult (18 years or older). Anyone behaving in an unsafe or destructive manner will be removed from the pool area. Anyone creating a public nuisance or infringing upon the enjoyment of other guests will be removed. The pool may need to close periodically throughout the day for cleaning, particularly during the busy season. General Pool Hours: 10:00 AM until dusk or 8:00 PM. If pools need additional cleaning, hours will fluctuate. At the Lazy River Family Pool all food and beverage must be consumed at the tables and chairs and are not to be consumed while in the pool. The Camp Bagnell 21 and over pool requires a key code for entry. Any guests who permit those younger than 21 to enter the adult pool area will be asked to leave the pool and may be evicted from the campground. Adults are permitted to drink in the adult pool, but are asked to keep the pool and the perimeter clean at all times. NO glass inside the pool fencing.

PROPERTY WASTE GUIDELINES: Absolutely no personal wipes, Kleenex, sanitary/personal supplies, or other paper products are allowed to be flushed on our property.

BOAT PARKING AND USE OF BOAT RAMP: Camp Bagnell and Lazy River have limited parking for boats and recreational watercraft (Fees may apply). This parking must be requested through our reservation desk prior to arrival. To access our boat ramp you must be a registered guest of the Campground and must be over the age of 18. Ownership reserves the right to limit or close our boat ramp access during severe weather, rising river levels, holiday and peak seasons, or during special events.

Guest Responsibility & Condition of Unit: Guest agrees to maintain the cabin in a clean, safe, and undamaged condition throughout the stay. Guest accepts full financial responsibility for any damage, loss, excessive cleaning, rule violations, or negligence caused by the Guest or any person invited onto the property by the Guest. This includes but is not limited to: furniture, fixtures, decor, linens, appliances, flooring, windows, doors, railings, HVAC misuse, smoke detector tampering, and any outdoor structures or equipment. Late checkouts will incur a fee of \$75 per hour. Late checkouts which disrupt or impede our ability to provide clean and timely accommodations for new guests who are checking in will incur a fee of \$200 per hour. Damaged or missing items such as keys and remotes will be charged at replacement cost.

Charges may be applied after departure once inspection is completed. Guest agrees that such charges are valid, collectable, and not subject to reversal or dispute.

CANCELLATIONS: In accordance with VRBO policies, refund will be issued FOURTEEN (14) days prior to your arrival date. 50% Refund will be issued if canceled between 7-14 days. If you cancel within fewer than SEVEN (7) days before your arrival date your full payment is forfeited. Guests failing to cancel their reservation will be considered a no show and will forfeit the entire payment.

ADDITIONAL AGREEMENTS: It is to be understood that these agreements are binding with regard to properties owned by Camp Bagnell in the Ozarks, Lazy River "The Best Dam Campground in the Ozarks," and Reserve Developments (Jailhouse reservations).

- I, as the primary and registered user of this property, understand and agree that I am responsible for my actions (and those of others registered and invited to the property) and agree to follow all laws, rules, and policies of the State of Missouri, Miller County, and Camp Bagnell in the Ozarks/Lazy River "The Best Dam Campground in the Ozarks"
- I (including any family members, heirs, estate, or assigns) understand and agree that I am responsible for any and all injuries and/or property damage during the time of this stay or any violations of the rules and stipulations in this Agreement, and further AGREE TO INDEMNIFY, DEFEND, AND HOLD HARMLESS the owner and any of its employees from and against, any and all liability and/or claims whatsoever, for personal injury, bodily injury, death, and/or property damage or property loss, resulting from the use of paid site, any actions or conduct of myself and/or other users of this paid site, and/or any violations of this Agreement or rules contained herein.
- I understand that Camp Bagnell and Lazy River campgrounds assume no responsibility for personal injury, property damage, fines, or legal obligations which may be incurred during the use of the paid campsite.
- I understand that my possessions are my personal and financial responsibility, and understand that I must be self-insured for damage or property loss and that Camp Bagnell and Lazy River will not accept this burden.
- This agreement constitutes the entire agreement between Camp Bagnell and Lazy River campgrounds and I, and that no term may be waived or modified, except in writing signed by both parties.
- There are no warranties, expressed or implied, by owner to Guest, except as contained herein, and owner shall not be liable for any loss or injury to me, other registered guests to my site, or visitors invited by myself or other registered guests to the paid site. I agree and consent that any dispute arising from this agreement shall be enforceable at law or in equity, and Guest agrees to the jurisdiction over Guest by the courts of the State of Missouri, with venue being proper in the Circuit Court of Miller County, State of Missouri. Guest further agrees this agreement shall/will be admissible in evidence in any legal proceeding, case, claim, or lawsuit. Guest shall be responsible for owner's reasonable attorney's fees incurred for enforcement of the agreement, whether a lawsuit is filed or resolution of a dispute is achieved without the filing of a lawsuit.
- By signing below, I have read, understand, and agree to all statements above, and agree to comply fully with these policies.

By signing this agreement, I hereby authorize Camp Bagnell of the Ozarks and Lazy River "The Best Dam Campground in the Ozarks" (managing on behalf of Reserve Developments LLC) to charge my credit card for any deposits, cancellations, fees, damages, taxes, resort fees, parking fees, or other incidentals associated with my reservation.

Missouri Statutory information regarding Inherent Risk and Campground Evictions:

"WARNING--Under Missouri law, a private campground owner or an employee or officer of a private campground owner is not liable for an injury to or the death of a person or any property damage resulting from the inherent risks of camping under the Revised Statutes of Missouri." Missouri Statute Chapter 537.328

If you are unfamiliar with the Osage River, we want to expressly notify you that based upon the release of water from the Bagnell Dam, operated and controlled by Ameren Missouri, the Osage River water levels may change at any time and with little notice. Please be aware of these changeable conditions as you fish, hike, or engage in water activities. Unseen obstacles may be found in any body of water, and swimming and other water activities are at your own risk.

It is understood that vehicles in and around the campgrounds may encounter rough terrain, multiple obstacles, steep drops (including, but not limited to ditches, gullies and steep river banks) and that the owner of the vehicle will take care to familiarize him/herself with these dangers, will avoid these dangers, and will educate all vehicle drivers as to these dangers.

The following is an excerpt from Missouri Statute 419. Lazy River and Camp Bagnell strictly enforce our guest policies both to ensure safety to our guests and to ensure the enjoyment that each of our Guests deserves.

3. A campground owner may eject a person from the campground and notify the appropriate local law enforcement authorities of any person who: (1) Is not a registered guest or visitor of the campground ; (2) Remains on the campground beyond an agreed-upon departure time and date; (3) Defaults in the payment of any lawfully imposed registration or visitor fee or charge; (4) Creates a disturbance that denies other persons their right to quiet enjoyment of the campground necessary for the preservation of public peace, health, and safety; or (5) Violates any federal, state, or local law. 4. A person who remains on a campground after having been asked to leave by a campground owner for violating any of the provisions of subsection 3 of this section shall be guilty of trespass in the first degree under section 569.140 and subject to the penalties therein and may be removed summarily by the campground owner or a law enforcement officer. -Chapter 419.090

Signatures of an authorized party is required:

Signature: _____

Date: _____ Cell: _____

Names of additional guests staying on site: