

**Must be at least 21 with a valid driver's license or passport and credit card to rent cabins!**

1. Check out is 11:00 am ----- Check in is 4:pm-6pm, **after 6 we will be closed and un available**
2. Photocopy of ID and imprint of card required at check in; **In cases where the guests have checked in by phone or fax and a credit card imprint is not obtained the renting party 100% agrees and understands that any and all charges relative to this agreement will be added to the credit card provided!**
3. Registration folio must be signed at check in, to include;
  - a. Date of check in and check out
  - b. Daily rates;
  - c. **Number of guests in cabin – up to 6 people max Cabins 3&4! 4 Max Cabin 2**
  - d. Name, address, phone #, and drivers license number of responsible party
  - e. Guest signature and initials on front and back of contract
  - f. Signature acknowledgement and credit card imprint on damage, pet policy, smoking policy, waiver disclosures and all rental policies.
  - g. Check in and out times
4. All rentals require a two night minimum
5. Reservations for week-end rentals between Memorial Day and Labor Day require a **non-refundable \$100.00 deposit** at time of reservation to be guaranteed
6. **Cancellation Policy:**
  - a. **Cancellations for week-end rentals received or less than 7 days in advance between Memorial Day and Labor Day will be billed full amount**
  - b. **Any other reservations must be cancelled 48 hrs prior to the first rental day or we will invoice one night rental on your credit card**
  - c. **No re-funds due to weather**
  - d. **All cancellations must be received in writing by e-mail, fax or post marked in the mail!**
7. **Rates for cabins are for 6 guests maximum Cabins 3&4; 4 guests cabin 2;** Additional guests \$75.00 each per night!(Only with written approval)
8. **Full payments required up front at check in!** Maximum length of continual stay and physical possession is 28 nights----
9. **All cabins are non-smoking inside!** Smoking on the porch or on the grounds is permitted; butts must be discarded in the appropriate containers. **We will add a 150.00 per night damage fee to your credit card if you choose to smoke in our cabins anyway!**
10. Littering and extra dirty cabins subject to extra charge
11. Guests must keep cabin area inside and outside clean and neat.  
**There is a additional one time \$50.00 clean up fee for each cabin rental, \$75.00 if you have a pet!**  
**In cases where there are dirty dishes and the cabin has been left filthy there will be a\$150.00 additional cleaning fee**
13. No loud parties or behavior that may disturb other guests will be tolerated. This is a family oriented facility, guests that do not behave accordingly will be asked to leave without any refunds. (Behavior judged as unacceptable will be at the sole discretion of the management)
14. Quiet time is 10:00 PM to 8:00 AM; please respect all other guests
15. Late check out is at the sole discretion of management and subject to additional charges
16. **We do not provide daily maid service, for guest staying more than 3days we will provide additional towels**
17. **We do not have phones so bring your cell if needed!**
18. We do not have statements so your credit card receipt is your statement and receipt
19. We have boat and Jet Ski rentals, a swim area with slides, a grill, a ship store, and slip rentals. None of these activities can be charged to your cabin and need to be paid for separately as you use them. (Water Park &Grill open week-ends only!)  
**No Swimming in the water park when closed--Period!** Guests who do are subject to prosecution and immediate eviction!
20. **Pet policy; We have two cabins that are pet friendly—Cabins #3 & #4- (One pet only please!)**  
**Pets are not allowed in any other cabins--Period!**  
**We require an additional clean up fee of \$25.00 for pets in addition to the regular \$50.00 clean up fee!**  
**150 per day fee for cleaning if you sneak pets into the other cabins-no exceptions! Any and all damage caused by your pet will be charged to the credit card provided--such as but not limited to scratches on the doors, floors, furniture etc.. (It may take a few days to estimate the damage costs)**
21. **We do not have a reception area, security or 24 hour service.** All guests must check in and out at appropriate times. Guests are responsible for the safety of their families and invitees! **Please call 911 for emergencies!**
22. **Any and all damage or theft to the property by the guest, the guest's family or invitees will be charged in full without notification to the guests credit card provided. Total costs for any and all damage will be at the sole discretion of management without negotiation! We take damage seriously! Also-In cases where there are more guests than the renter has indicated an additional charge of \$75.00 per night per additional guest will automatically be added to the credit card provided.**
23. **Absolutely no college kids fraternities or sororities are allowed to rent our cabins!**
24. By renting a cabin you are agreeing to and accepting all of our policies
25. **LBJ YACHT CLUB AND MARINA, LTD-DBA Granite Beach is a unique development in a natural setting. We are located on Lake LBJ; the cabins are nestled in a grassy area next to a cove and surrounded by undisturbed brushy areas. There are inherent dangers in this surrounding including but not limited to the following; Snakes, deer, insects, bacteria in the lake, the lake itself and the possibility of drowning.**  
**The guests must acknowledge and understand these dangers and be responsible for protecting themselves, their families and invitees!**

**ACKNOWLEDGEMENT AND ACCEPTANCE OF POLICIES AND RELEASE AND INDEMNITY AGREEMENT**

The undersigned hereby agrees to abide by and accepts all policies of LBJ YACHT CLUB AND MARINA, LTD.  
The undersigned hereby agrees to assume all risk for any and all damages to property or injuries to themselves, their children or any guests, including death, which may occur as the result of the use of the premises of LAKE LBJ YACHT CLUB AND MARINA, LTD.  
The undersigned waive any claim for damages to persons or property, which may occur as the result of the use of the said premises.  
This waiver includes any negligent acts or omissions caused directly or in-directly by LAKE LBJ YACHT CLUB AND MARINA, LTD, including its officers, directors, or employees.  
The undersigned further agrees to indemnify and hold harmless LAKE LBJ YACHT CLUB AND MARINA, LTD, including its officers, directors, or employees, from any claims or damages, which may occur to any child, invitee, or guest of the undersigned.  
It is understood and agreed that this agreement includes but is not limited to slipping and falling on any surfaces wet or dry, sprained or broken limbs, cuts and abrasions, snake bites, drowning, eye injuries, insect bites, bacterial infections.

UNDERSTOOD AGREED AND ACCEPTED BY \_\_\_\_\_ Date \_\_\_\_\_  
Signature of Guest with credit card and responsible renting party

LBJ Yacht Club and Marina, Ltd.  
200 South Wirtz Dam Road  
Cottonwood Shores, Texas 78657  
1-830-693-9172; Fax 1-830-798-1679  
marina@tstar.net

**Holiday Cancellation Policy and Guarantee;**

Memorial, Fathers Day, July 4th and Labor Day week ends  
Price \$325.00 a night with a two night minimum

Reservation requires one night non-refundable deposit plus tax = 325 plus tax = 367.25

This will be non-refundable regardless of any reasons the renter may have for cancelling the reservation  
Even if the renter cancels the Friday a full week before the date of the reservation

Cancellation must be received in writing by e-mail or fax the Friday a full week before the Holiday reservation  
or the renter will be charged the full amount of the rental plus tax

This will be charged to the credit card provided by the renter at the time of the reservation

**Other Weekend reservation Cancellation policies and Guarantee;**

**(Weekends between Memorial Day and Labor Day that are not Holiday weekends)**

Reservations require 100.00 non-refundable deposit plus tax = 100 plus tax = 113.00

This is non-refundable regardless of any reasons the renter may have for cancelling the reservation  
Even if the renter cancels the Friday a full week before the reservation

Cancellations must be received in writing by e-mail or fax the Friday a full week before the reservation  
Or the renter will be charged the full amount of the reservation plus tax

This will be charged to the credit card provided by the renter at the time of the reservation

I understand and agree 100% to the above policies

I give permission to put any of these charges on my credit card

Renters Signature \_\_\_\_\_; Date \_\_\_\_\_

My reservation is for the following dates;

\_\_\_\_\_