

LAKESHORE TREEHOUSE RESORT LODGING POLICIES

NO LARGE PARTIES OR EVENTS ALLOWED WITHOUT MANAGEMENT APPROVAL. IF YOU ARE PLANING A GATHERING WITH MORE THEN (13) THIRTEEN PEOPLE ONSITE IN THE ARROWHEAD RIDGE AND DIAMOND POINT TREEHOUSES OR MORE THEN (8) EIGHT IN THE SUNSET BLUFF, LOOKOUT COVE OR LAKE & VILLAGE TREEHOUSE. MULTIPLE TREEHOUSES MUST BE RENTED AND YOU MUST HAVE MANAGEMENT APPROVAL IN WRITING (870) 365-6326. If no arrangements or approval have been received, you will be asked to end event and an \$800.00 fee will be charged.

The Lakeshore Treehouse Resort is an exclusive property where every guest reservation is both important and special to us. If your travel plans change and you must cancel your reservation, please call us with in 30 (Thirty) days prior to your arrival date to cancel your reservation.

In the unlikely event that you must cancel with less than 30 (thirty) day notice, shorten your stay or check out early, please understand that we must ask you to take responsibility for your entire reservation. If we can rebook your room(s), a full or partial refund will be made. All cancellations are subject to a \$75.00 processing fee. Early departure does not warrant refund of rent or deposit. No refunds for early departures or late cancellations.

Check-in (Winter & Fall): 3:00 Check-out: 11:00 AM
Check-in (Spring & Summer): 4:00 Check-out: 11:00 AM

Absolutely No Smoking inside; balconies and grounds only.

No Pets. Please call for help in making arrangements to board your pet.

Children Welcome!

TREEHOUSE GUEST CAPACITY: Number of occupants must not exceed (8) eight in Arrowhead Ridge and Diamond Point treehouses. Number of occupants must not exceed (4) four in Sunset Bluff, Lookout Cove, and the Lake & Village treehouses. Should we find that more guest then stated number of occupants are staying overnight and/or using the treehouse facilities i.e.; showers, laundry etc. a fee of \$75.00 per person / per night will be applied to your account. Minors must be supervised at all times.

DEPOSITS: A deposit of 1-night is required at the time a reservation is made. For a booking of 2 days or more, 1/2 of the booking is required as a deposit. The remaining balance of your stay will be collected within one (1) week prior to your arrival at which time you will receive your keyless entry code.

GIFT CERTIFICATE POLICIES: Gift certificates must be presented at check-in along with a valid driver's license. Gift certificates are transferable. Any remaining amount on gift certificates can be used at a later day up to the expiration date. Gift certificates cannot be redeemed for cash.

ARRIVAL: Our treehouses are carefully inspected following each departure. If upon your arrival you find any irregularities or damage, please contact us to insure you are not charged for these damages.

PARKING: VEHICLES, MOTORCYCLES, BOATS AND WATERCRAFTS ARE TO PARK IN DRIVEWAY AND LOT PARKING ONLY. ABSOLUTELY NO PARKING, FOR ANY REASON, UNDER THE TREEHOUSES OR DECKS. Electrical outlets are provided under treehouses for live wells and other use. Please bring extension cords.

TENANT LIABILITY: Tenant agrees to accept liability for any damages caused to the property, by the tenant or the tenant's guest. If damages occur the tenant agrees to pay for repair of damage.

AIR CONDITIONING: Do not operate the unit with any doors or windows open as this will cause the unit to freeze and malfunction. Tenant will be charged for repair.

CHECK IN AND CHECK OUT: Check in and check out according to times arranged.

DAMAGE: No damage to building, furniture, or appliances. Unit should be left in the same condition as you found it.

COMFORTER, SHAMS AND DECORATIVE PILLOW CARE: Please be considerate of comforters, shams and decorative pillows. Please fold down or remove comforters and decorative pillows before use.

NO ONE UNDER 23 CAN OCCUPY THE TREEHOUSE WITHOUT A PARENT OR GUARDIAN.

HOLD HARMLESS: The Lakeshore Treehouse Resort, 4MBK, LLC and it's property managers do not assume any liability for loss, damage or injury to persons or their personal property. Neither do we accept liability for any inconvenience arising from any temporary defects or stoppages of water, electricity or plumbing. Nor will we accept liability for any loss or damage caused by weather conditions, natural disasters, acts of God or other reasons out of our control.

TOWELS AND LINENS - All bath towels and linens are furnished in the treehouses. Please bring all personal toiletries (soap, shampoo, lotion etc.).

WIRELESS INTERNET CODE:

ARROWHEAD RIDGE = goodtimes

DIAMOND POINT = partytime

SUNSET BLUFF, LOOKOUT COVE, LAKE & VILLAGE = summertime

FRONT DOOR KEYLESS ENTRY CODE: We will e-mail you your keyless entry code before your arrival.

SUNSET BLUFF JACUZZI – CHILDREN MUST BE SUPERVISED AT ALL TIMES

SUNSET BLUFF TREEHOUSE – Washer and Dryer and outdoor trash can is in the basement section of the Treehouse. Keyless entry code is same as you front door code.

DEPARTURE DAY CHECK LIST:

- 1) Please *do not* strip beds.
- 2) Remove all grocery items.
- 3) Remove all garbage to outside trash cans. DO NOT LEAVE TRASH ON DECKS AT ANY TIME.
ALL TRASH MUST BE BAGGED AND LIDS SHUT THIGH ON OUTSIDE TRASH CANS.
- 4) Leave appliances clean, load and run dishwasher.
- 5) Turn off lights and fans. Close and lock front and back doors.

Any excessive cleaning necessary will be charged to the tenant.

Agency Disclosure:

. Property manager is an Arkansas Licensed Realtor, Keller Williams Realty Tri-Lakes - Harrison