

# TAN 1 ON, INC. DBA LAKEVIEW MARINA

## VACATION PROPERTY SHORT TERM & LONG TERM AGREEMENT, LICENSE TO OCCUPY, RELEASE/WAIVER/INDEMNIFICATION AGREEMENT, and RULES

### "Vacation Property"

Vacation property (known as **THE CORAL HOUSE**) located at Lakeview Marina, 6657 Peden Road, Fort Worth, TX 76179

### "License Term" SHORT TERM LICENSEES:

The License begins at 3 p.m. on \_\_\_\_\_ ("Check in Date") and ends at 5 p.m. on \_\_\_\_\_ ("Check out Date")."

### Payment, "License" Fees, and Cancellation policy for short term licensee's (stays of less than one month).

**Cancellation policy: 100% of License Fee are required to hold reservation for stays of a week or less. A 21 day or more notice of cancellation is required for full refund. Cancellations made less than 21 days but more than 14 days will forfeit 50% of the prepaid license fee. Cancellations that are made less than 14 days but more than 7 days will forfeit 75% of the license fee. Cancellations 7 days or less will forfeit 100% of the license fee. License periods of less than one month are subject to Hotel taxes. Electricity is included in short-term stays only.**

### **Short Term**

|                                            |                 |
|--------------------------------------------|-----------------|
| License Fee per schedule for License Term: | \$ _____        |
| Discount (if applicable):                  | \$ ( _____ )    |
| Cleaning Fee:                              | \$ 250.00       |
| 6% Hotel Tax:                              | \$ _____        |
| <b>Total License Fees:</b>                 | <b>\$ _____</b> |
| Damage Deposit:*                           | \$ 250.00       |

**Total Fees, Hotel Tax and Damage Deposit: \$ \_\_\_\_\_**

**Payment, electric fees, and license fees for stays of one month or more.****Long Term License**

Lease period begins on \_\_\_\_\_ and ends on \_\_\_\_\_

|                                                                           |                 |
|---------------------------------------------------------------------------|-----------------|
| One Month License Fee per schedule for lease term:                        | \$ _____        |
| Cleaning Fee (paid in advance)                                            | \$ 500.00       |
| Damage deposit                                                            | \$ 500.00       |
| <b>Total first month's license fee, cleaning fee &amp; damage deposit</b> | <b>\$ _____</b> |

**Electricity-Day of move-in meter reading \_\_\_\_\_ (Date \_\_\_\_\_)**

Long-term licensee's agree to pay the electric actually used during each 30-31 day period (subject to pro-rate if needed). The rate is the same rate as billed to the marina. At the end of each month the meter will be read on you will be charged for your actual usage. The rate fluctuates a little each month but is usually around 14 cents per kilowatt hour. If license period begins & ends during the middle of the month, only the electricity used for that month will be billed.

The total number of occupants for the Coral House is 14. All occupants over 17 YOA must initial and sign this agreement prior to occupying the property.

**Primary Vacation Property "Licensee"**

NAME: \_\_\_\_\_ MOBILE PHONE: \_\_\_\_\_  
 EMAIL ADDRESS (REQUIRED): \_\_\_\_\_ D/L#: \_\_\_\_\_  
 HOME ADDRESS \_\_\_\_\_  
 CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP CODE \_\_\_\_\_

**Other Vacation Property "Licensee(s)" 18 years old and older**

FULL NAME: \_\_\_\_\_ DOB: \_\_\_\_\_  
 FULL NAME: \_\_\_\_\_ DOB: \_\_\_\_\_  
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**Children Occupying Vacation Property - 17 years old and younger**

FULL NAME: \_\_\_\_\_ DOB: \_\_\_\_\_  
 FULL NAME: \_\_\_\_\_ DOB: \_\_\_\_\_  
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 FULL NAME: \_\_\_\_\_ DOB: \_\_\_\_\_  
 FULL NAME: \_\_\_\_\_ DOB: \_\_\_\_\_

**"LICENSEE'S VEHICLE'S" on Premises. MANAGEMENT WILL PROVIDE INSTRUCTIONS FOR ALL PARKING**

VEHICLE 1 YEAR \_\_\_\_\_ MAKE \_\_\_\_\_ MODEL \_\_\_\_\_ COLOR \_\_\_\_\_ LICENSE# \_\_\_\_\_  
 VEHICLE 2 YEAR \_\_\_\_\_ MAKE \_\_\_\_\_ MODEL \_\_\_\_\_ COLOR \_\_\_\_\_ LICENSE# \_\_\_\_\_

For short term licensees only:

| TRAILER (IF APPLICABLE) TYPE: |        | LICENSE#  |
|-------------------------------|--------|-----------|
| BOAT/JET SKI #1: MANUFACTURER | LENGTH | TX NUMBER |
| JET SKI #2: MANUFACTURER      | LENGTH | TX NUMBER |

**\*The damage deposit will be refunded to licensee's credit card on file within three days of departure so long as no damage was found to the Premises, no excessive cleaning was required, no TV or AC remotes were missing, no linens/towels/dishes are missing/damaged, and the key(s) were returned (or found on counter). If the damage deposit is not refunded, or an additional amount is charged, or is less than the original deposit amount a detailed reason will be provided via email to the email address on this Agreement.**

**Tan 1 On, Inc. dba Lakeview Marina ("Licenser") and the "Licensee(s)" identified above and signing below further agree as follow:**

TAN 1 ON, INC. DBA LAKEVIEW

VACATION PROPERTY LICENSE TO OCCUPY AND WAIVER/RELEASE/INDEMNIFICATION  
 AGREEMENT DSW 06-22-2026

6657 Peden Road, Fort Worth, TX 76179 Phone: (817) 236-4633 www.lakeviewmarinaeaglemountain.com

Initials \_\_\_\_\_ Initials \_\_\_\_\_ Initials \_\_\_\_\_ Initials \_\_\_\_\_ Initials \_\_\_\_\_ Initials \_\_\_\_\_

1. **Grant of License.** Subject to Licensee(s) acceptance and agreement with all the terms and conditions set forth hereinabove and hereinbelow, Licensors hereby grants to Licensee(s) a non-transferable, limited day to day space occupancy license (the "License") to occupy the space in and immediately around the "Vacation Property" defined above, which is located on the property generally known as Tan 1 On, Inc. dba Lakeview Marina (the "RV Park"). The RV Park and the area generally known as Lakeview Marina (the "Marina") adjacent to the RV Park are together referenced herein as the "Premises". This License Agreement, including by incorporation the "*Tan 1 On, Inc. dba Lakeview Marina Vacation Property Rules*" below (the "Vacation Property Rules") shall herein be referred to as the "Agreement".

2. **License Term and Renewal/Subsequent Term(s).** The License Term is set forth above. After the License Term, the License will end and is terminated. Additionally, it is understood and agreed Licensors may with or without cause terminate the License as to one or more of the Licensees during the License Term. This License does not automatically renew because of Licensee(s) and/or their guests staying in the Vacation Property beyond the License Term. Any renewal must be in writing.

3. **Use of Vacation Property.** Licensee(s) use of the Vacation Property is limited to the right to occupy and use the space in and around the Vacation Property and the reasonable use of the water, sewer and electrical service to the Vacation Property for the License Term, subject to the terms and conditions set forth herein. Licensee agrees he/she has not been granted by this License Agreement, or otherwise, the general and exclusive right to possession, occupancy and/or use of the Vacation Property or any other area of the Premises. Licensors may enter upon the Vacation Property during the License Term. Licensors retain absolute control over the Vacation Property and the Premises.

4. **No Real Property Right.** Licensors and Licensees hereto acknowledge and agree that the License is merely a license to use and occupy, and not an agreement to lease, the Vacation Property. This Agreement does not create any property rights, rights of possession, and/or leasehold interests whatsoever in favor of or on behalf of Licensee(s) and/or their guests.

5. **Behavior on the Premises.** Licensee(s) and their guests shall at all times abide by all applicable laws, ordinances, orders, directions, rules, regulations, policies, Harbor Rules and specifically, but not exclusively, the Vacation Property Rules. Additionally, Licensees and their guests will not (a) permit the Vacation Property to be used for any commercial, illegal, or improper, immoral, objectionable purpose, and/or (b) obstruct or interfere with the rights of any other person(s). **Weddings, parties, seminars, or any other gathering of individuals not listed on the application are NOT allowed unless arranged in advance of booking. A limited number of visitors may be allowed, with management approval (before booking), but in no case shall anyone not listed on this Agreement be allowed to stay overnight anywhere on the Premises including on a boat.** Notwithstanding any other provision herein, in the case of any violation(s) of the provisions of this section 5, (a) Licensors may at any time revoke and/or cancel this License and/or Licensee(s) access to the Premises without compensation to Licensee(s) and/or reduction and/or refund of the License Fees and/or any other fees, and/or (b) Licensors may revoke any right one or more of the Licensee(s) and/or their guests have to be anywhere on the Premises including in/around the Vacation Property and ask the Licensee(s) and/or their guests to immediately leave the Vacation Property and/or the Premises. If the Licensee(s) and/or their guests do not immediately leave the Vacation Property and/or the Premises upon Licensors's request, Licensors will pursue criminal trespass charges under *Texas Penal Code 30.05*.

6. **Entry for Inspection, Repairs, and Alterations.** Licensors expressly reserves the right to enter onto the Vacation Property at any time for inspection thereof and whenever necessary to make repairs, alterations, additions, clean, cut grass, and/or otherwise maintain the Vacation Property and the adjacent areas.

## **RELEASE/WAVIER AND HOLD HARMLESS**

**NEITHER LICENSOR, NOR ITS AFFILIATED COMPANIES, AND/OR ANY OF THEIR EMPLOYEE'S, AGENTS, MEMBERS AND/OR MANAGERS (ALTOGETHER THE "LICENSOR GROUP") ACTING ON THEIR OWN BEHALF, AND/OR ON BEHALF OF LICENSOR, SHALL HAVE ANY LIABILITY OR RESPONSIBILITY OF ANY KIND FOR ANY LOSS, DAMAGE, INJURY TO OR DEATH OF ANY PERSON OR PROPERTY ON, IN OR AROUND (a) THE VACATION PROPERTY, (b) ANY OTHER PART OF THE PREMISES, (c) ANY RELATED FACILITIES/EQUIPMENT, AND/OR (d) EAGLE MOUNTAIN LAKE AND/OR FOR LOSS, DAMAGE AND/OR THEFT TO THE LICENSEE'S VEHICLES, BOATS, AND/OR OTHER PROPERTY ("LICENSEE'S PROPERTY") BY ANY CAUSE, EVEN THOUGH SUCH LOSS, DAMAGE, INJURY, OR DEATH WAS CAUSED IN WHOLE OR IN PART BY THE NEGLIGENCE (WHETHER SOLE, JOINT, OR CONCURRENT), GROSS NEGLIGENCE, STRICT LIABILITY OR OTHER LEGAL FAULT OF LICENSOR AND/OR ANOTHER MEMBER OF THE LICENSOR GROUP. LICENSEES HEREBY WAIVE ALL CLAIMS AGAINST AND RELEASE LICENSOR AND OTHER MEMBERS OF THE LICENSOR GROUP FROM ANY LIABILITY OR RESPONSIBILITY OF ANY KIND FOR ANY LOSS, DAMAGE, INJURY TO OR DEATH OF ANY PERSON OR LICENSEE'S PROPERTY ON, IN OR AROUND (A) THE VACATION PROPERTY, (B) ANY OTHER PART OF THE PREMISES, (C) ANY RELATED FACILITIES/EQUIPMENT, AND/OR (D) EAGLE MOUNTAIN LAKE FROM ANY CAUSE, EVEN THOUGH SUCH LOSS, DAMAGE, INJURY, OR DEATH WAS CAUSED IN WHOLE OR IN PART BY THE NEGLIGENCE (WHETHER SOLE, JOINT, OR CONCURRENT), GROSS NEGLIGENCE, STRICT LIABILITY OR OTHER LEGAL FAULT OF LICENSOR AND/OR AND OTHER MEMBER OF THE LICENSOR GROUP. LICENSEES AGREE TO INDEMNIFY, DEFEND, AND HOLD THE LICENSOR GROUP HARMLESS FROM ALL LIABILITIES, CLAIMS, LOSSES, COSTS AND EXPENSES, INCLUDING ATTORNEY'S FEES, ARISING FROM OR RELATING IN ANY WAY TO LICENSEE'S USE AND/OR OCCUPANCY OF ( a ) THE VACATION PROPERTY, (b) ANY OTHER PART OF THE PREMISES, (c) ANY RELATED FACILITIES/EQUIPMENT, AND/OR (d) EAGLE MOUNTAIN LAKE AND/OR THE ACTS OR FAILURE TO ACT OF ANYOF THE LICENSOR GROUP'S AND/OR LICENSEE'S VISITOR'S AND GUESTS, EVEN THOUGH SUCH LOSS, DAMAGE, INJURY, OR DEATH WAS CAUSED IN WHOLE OR IN PART BY THE NEGLIGENCE (WHETHER SOLE, JOINT, OR CONCURRENT), GROSS NEGLIGENCE, STRICT LIABILITY OR OTHER LEGAL FAULT OF LICENSOR AND/OR ONE OR MORE OTHER MEMBER OF THE LICENSOR GROUP. NOTWITHSTANDING ANYTHING TO THE CONTRARY CONTAINED IN THIS AGREEMENT OR PROVIDED BY APPLICABLE LAW OR IN EQUITY, ANY LIABILITY OF LICENSOR AND/OR OTHER MEMBER(S) OF LICENSOR GROUP ARISING FROM OR IN ANY WAY RELATING TO THIS AGREEMENT, THE USE AND/OR OCCUPANCY OF (a) THE VACATION PROPERTY, (b) ANY OTHER PART OF THE PREMISES, (c) ANY RELATED FACILITIES/EQUIPMENT, AND/OR (d) EAGLE MOUNTAIN LAKE SHALL BE STRICTLY LIMITED TO THE AMOUNT OF THE LICENSE FEES AND OTHER FEES WHICH HAVE ACTUALLY BEEN PAID BY LICENSEES UNDER THIS AGREEMENT, EVEN THOUGH SUCH LOSS, DAMAGE, INJURY, AND/OR DEATH WAS CAUSED IN WHOLE OR IN PART BY THE NEGLIGENCE (WHETHER SOLE, JOINT, OR CONCURRENT), GROSS NEGLIGENCE, STRICT LIABILITY OR OTHER LEGAL FAULT OF LICENSOR AND/OR OTHER MEMBER OF THE LICENSOR GROUP. THIS AGREEMENT IN NO WAY CREATES OR SHALL BE DEEMED TO CREATE A GENERAL OBLIGATION OF THE LICENSOR AND/OR ANY OTHER MEMBER OF THE LICENSOR GROUP AND SHALL BE STRICTLY CONSTRUED AND LIMITED AS PROVIDED IN THE PRECEDING SENTENCE. IT IS AGREED THE PROVISIONS OF THIS PARAGRAPH 7. SHALL SURVIVE ANY TERMINATION AND\OR NONRENEWAL OF THIS AGREEMENT.**

**8. Legal Fees.** Whether suit is filed or not filed, Licensee(s) agree to pay all costs and expenses, including attorney's fees incurred by Licensor in enforcing this Agreement against Licensee(s).

**9. Governing Law.** The parties agree that this License and Agreement shall be governed by the laws of the State of Texas without regard to principles of conflicts of law. Any action brought to enforce any of the terms and conditions of this License and/or Agreement shall be brought in the courts of Tarrant County, Texas.

**10. Entire Agreement.** This Agreement expresses the entire agreement of the parties with respect to the matters provided for herein and supersedes all oral and written agreements and communications previously made by the parties hereto. This Agreement may only be amended or modified by an instrument in writing, signed by the parties to be bound. **In the event the License and/or the Agreement is amended, modified extended, abandoned and/or terminated, the Indemnification/Release/Waiver agreements of paragraph 7 shall survive and remain binding upon Licensee(s).**

**11. No Partnership, Joint Venture, or Agency Relationship.** Nothing in this Agreement is intended to or shall be deemed to constitute a partnership or joint venture between the parties. Neither party shall hold itself out as a partner, joint venturer or an agent of the other under this Agreement.

**12. Severability.** If any portion of this Agreement is severed -- that is, held indefinite, invalid, or otherwise unenforceable - the rest of this Agreement continues in full force. But if the severance of a provision affects a party's rights, the severance does not deprive that party of its available remedies, including the right to terminate this Agreement.

**13. "AS IS" CONDITION; WAIVER AND RELEASE OF WARRANTIES.** Licensee acknowledges and represents he/she has examined the Vacation Property and the remainder of the Premises and he/she is relying solely upon such examination in entering into this Agreement. Licensee acknowledges the Vacation Property is in acceptable and good condition. Licensee hereby unconditionally and irrevocably waives and releases any and all actual or potential rights he/she may have regarding any form of warranty, express or implied, arising by operation of law, including, but in no way limited to any implied warranty of suitability, condition, habitability, merchantability, or fitness for any particular purpose, relating to the Vacation Property and/or the Premises, and/or any other matter; such waiver and release being absolute, complete, total and unlimited in any way.

**14. Representation of Comprehension of Document and Release/Waiver of Fraudulent Inducement Claims.** In entering into this Agreement, Licensee represents and warrants he/she has completely read, fully understands, and voluntarily accepts all terms and conditions of this Agreement. Licensee represents and warrants Licensor and/or other members of the Licensor Group made no representations outside this Agreement which were relied upon by Licensee in entering into this Agreement and Licensees waive and/or release any/all fraudulent inducement claims relating to this Agreement.

**15. Authorization & Representation.** Licensee(s) authorize Licensor and Licensor's agent at any time before, during and/or after the License Term to: (1) obtain a copy of any and/or all of the Licensees credit report(s); (2) obtain criminal background check(s) on Licensee(s); (3) verify any licensing, rental, employment, or criminal history or any other information related to this Agreement with persons knowledgeable of such information. Licensee(s) represent that the statements in the Agreement are true and complete. Licensee(s) understand that providing false or inaccurate information is grounds for rejection and is a breach of any License Agreement.

# Tan 1 On, Inc. dba Lakeview Marina "Vacation Property Rules"

ALL LICENSEES AND THEIR GUESTS MUST ABIDE BY THE VACATION PROPERTY RULES BELOW. TAN 1 ON, INC. DBA LAKEVIEW MARINA (the "RV Park") RESERVES THE RIGHT TO AMEND, ADD TO, OR MODIFY THE VACATION PROPERTY RULES AT ANYTIME WITHOUT PRIOR NOTICE.

## **ARRIVALS AND DEPARTURES:**

- New arrivals must contact someone in the Lakeview Marina Ship's Store (office) when they arrive. An employee will assist in completing all check-in paperwork and obtaining the signature of all licensees over age 17, issuing keys, presenting the Vacation Property, providing parking instructions, and answering all questions.
- Subject to Park management's prior variance, check in time is 3 pm and check out time is 5:00pm.
- A boat launching pass is included in the SHORT TERM License Fees for one vessel. Please see management about boat launching, vehicle/boat storage, and/or trailer parking/storage. **Boat launching, storing, mooring etc for Longer term rentals (one month or more) are subject to normal marina fees, rules and occupancy.**

## **VACATION PROPERTY:**

- No modifications of any type may be made to the Vacation Property.
- Outside storage is not permitted. Vacation Property must always be kept clean and clear of litter.
- No swimming pools or trampolines are permitted at Vacation Property.
- **As stated in the license agreement, No Weddings, No Parties, No gatherings of any type without management approval in advance of booking! No guests, who are not listed on the license are allowed without management approval.**

## **DOGS & OTHER ANIMALS:**

- One well trained dog is allowed as long as they are not on our excluded breed list (see RV Park rules) and an additional non-refundable cleaning charge may be assessed. No other pets are allowed.
- Your dog must have a collar and wear a valid tag showing it has a current rabies vaccination.
- Your dog must be kept on a leash when not inside the Vacation Property. Dogs may not be chained up or caged outside the vacation home. Excessive barking will not be tolerated. If the dog is left alone in the vacation home the dog **must be in a kennel at all times**.
- Dog waste must always be cleaned up after and may not run free in the Park under any circumstances.
- Failure to adhere to the above rules concerning a dog may result in revocation of License.
- Dog owners will be liable for all damages and/or injury caused by their dog. If management receives more than one complaint with respect to excessive barking, biting a person or other dog, or displaying aggressive behavior the licensee(s) will be required to remove the dog from the Park.

## **PARKING AND VEHICLES:**

- In many cases only two motor vehicles may be parked adjacent to or reasonable near the Vacation Property. See Park management regarding requests for more than two vehicles on Premises. Overflow parking is available. See management for specific overflow parking areas and for additional fees (if

any).

- All vehicles owned/used by a Licensee must be identified on the Licensee's license agreement.
- The speed limit in the park and the marina is 3 MPH.
- No parking in the roadway. Towing is enforced for vehicles improperly parked.
- No vehicles allowed on grass areas of the park.
- No boat trailers or other tow-behinds are permitted adjacent to or in near proximity to the Vacation Property. See park management concerning where to park trailers (again this applies to short term licensee's only). The use of a tongue lock is highly recommended.

### **GOLF CARTS:**

- Golf carts are only allowed on Premises after permission by Park management. If such permission is granted, the following rules apply to cart operation.
- Golf carts MUST be parked at the licensee's Vacation Property from 10PM to 6AM daily except in cases where licensee is going to/from their designated boat slip or restaurant next door.
- The operation of ATV's, Gators, Razors, Dirt Bikes, 4 wheelers, go-carts or similar vehicles are not permitted anywhere on the Premises.
- Cart operator must hold a valid driver's license unless driver is accompanied by a parent or guardian who has a valid driver's license. Parent or guardian must always be in the front seat next to a child driving the cart.
- Golf carts must be in good working condition. No loud mufflers allowed.
- Golf carts must have working headlights and headlights must be turned on when golf cart is being operated at night. Flashlights are not a replacement for working headlights.
- Golf carts may only be driven on asphalt or road base. Absolutely no golf carts are to be in the recreation area and golf carts are not to be driven between RV sites, unless on the designated gravel trail. The speed limit in the park is 3 MPH including for golf carts.
- No driver may operate a golf cart in a manner that may endanger themselves or others.
- No more than one golf carts per Vacation rental and golf carts must not be parked in the roadway at any time.
- No one shall be allowed to ride on a golf cart while standing, squatting or otherwise not sitting in a designated seat.
- "No Parking" signs apply to golf carts as well as other types of motor vehicles.
- Failure to abide by the above rules concerning golf carts may result in licensee losing their right to use the golf cart on park premise or termination of your license to be on Premises.

### **SWIMMING, FISHING and BOATING:**

- Swimming is allowed in the designated swimming area only located next to the flag pole. No lifeguards are on duty and children must always be accompanied by their parent(s) or guardian and wear a life jacket near the water.
- No Boats or jet skis are to be tied to the swim dock.
- Licensees are not too invite more than one friend with a boat to dock at the marina's docks without prior permission and at no time can a friend's boat be left overnight.
- No swimming is ever allowed off the marina's boat docks. Many of the docks contain underwater bracing that cannot be seen from the surface. Additionally, there is a danger of Electric Shock

Drowning around docks. Extreme care must always be taken when walking on a boat dock.

- If licensee invites a guest(s) to go swimming and/or picnicking, the guest(s) must always be accompanied by the Licensee.
- Fishing is permitted off the seawall but not the swimming platform. No fishing from any of the boat docks in the marina except the one directly adjacent/perpendicular to the seawall in front of the Coral House. All licensees under the age of 16 must be accompanied by a parent when fishing. No fishing allowed after 11PM. Please see management for exact locations you can fish from if you are not sure of the locations. Fishing licenses are sold in the ship's store.
- No fish cleaning or frying of fish inside vacation rentals. Do not place fish parts in ANY trash receptacle or dumpsters.
- No fishing, No mooring boats or jet skis, No trespassing in area by the crane.
- If prior arrangements have been made (by short-term licensee's only) to bring a boat and or up to two jet skis (that belong to and will be operated by a licensee on this application). Licensee must consult management about where to park the trailer(s) with the boat or jet ski(s) on them at night and where to temporarily tie them up on the boat dock. Please note that if a boat or jet ski(s) is left in an unauthorized area either at the RV park or the marina, they will be subject to being towed and all expenses to retrieve said vessel(s) will be the responsibility of the licensee.
- Long-Term licensee's must have a contract with the marina to store/launch/moor a boat on the premises.
- If licensee is operating a boat inside the marina licensee agrees to follow all posted marina rules.

### **GENERAL RULES:**

- **NO SMOKING OR VAPING INSIDE THE VACATION PROPERTIES.**
- Quiet hours are from 10:00pm to 8:00am. No loud music from any source or location during quiet hours.
- No Licensee(s) or guest(s) of a Licensee shall be present around boat ramp, seawall or path to trailer parking area and disrupt, create a bad atmosphere, kid, chastise, make fun of, heckle etc. anyone attempting to launch a boat, attempting to load a boat on a trailer, attempting to back a trailer down the ramp and/or exiting the ramp area to a trailer parking area. *{While the boat ramp area can be most entertaining WE (you and the Park) do not want to get a bad reputation among boaters that Lakeview and the people that stay/live here create a bad atmosphere for boaters and their families anywhere on the Premises including (with zero tolerance) at the boat ramp. Everyone has a bad day occasionally and a critical audience can make matters worse}.*
- Licensees are asked to notify Park management in cases where someone is speeding in the park and are asked to refrain from calling out those who may be driving more than 3 MPH.
- No open fires are permitted unless contained in a bar-b-que, smoker or small chimenea.
- Licensee's and their guests that smoke OUTSIDE should not throw cigarette butts on the ground.
- No clothes lines are permitted.
- No guests/visitors of Licensees are allowed to spend the night on Premises without being identified on the License Agreement. No more than 14 in the Coral house without management approval.
- Offensive activities, abusive language, interference with Park employees, Park residents, marina tenants, their guests, any park or marina visitor, other park licensees and/or guests by licensee's, their guests, or children can be cause for revocation of License.
- **Absolutely no sub-licensing (renting out) of a Vacation Property is allowed. Again, all occupants must be on the license agreement!**

- Rates include a one-time linen-towel preparation, bedding setup, toilet paper, and paper towels (for short term stays only).
- On day of departure leave all used beds stripped and unmade. All used towels should be left on the floor of the bathrooms or in floor of laundry room (if applicable). All dinnerware, pots, pans, glasses should be cleaned and put away where they were found or placed in dishwasher (and turned on) if unit has one. Cushions for outside furniture (if applicable) should be returned to the closet where they were found.
- Trash should be placed in plastic bags and left on front porch.
- Keys should be returned to the office.

**Signed:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Signed:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Signed:** \_\_\_\_\_ **Date:** \_\_\_\_\_

Initials      Initials      Initials      Initials      Initials      Initials

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

I, LICENSEE, \_\_\_\_\_ HAVE READ THIS AGREEMENT AND I AGREE TO BE BOUND BY ALL TERMS AND CONDITIONS OF THIS AGREEMENT INCLUDING THE PARK RULES.

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

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**BE BOUND BY ALL TERMS AND CONDITIONS OF THIS AGREEMENT INCLUDING THE PARK RULES.**

**Signed:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**ACCEPTED AND AGREED: LICENSOR – TAN 1 ON, INC. DBA LAKEVIEW MARINA**

**By:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Title:** \_\_\_\_\_

**AGREED PAYMENT FOR DAMAGE OVER DAMAGE DEPOSIT**  
**AND**  
**AGREEMENT FOR MONTHLY LICENSE & ELECTRIC FEES (LONG TERM**  
**LICENSEE'S ONLY**

**Credit Card Info:** This part of the contract will be shredded once the information has been entered into an encrypted data base.

**SHOULD DAMAGES TO THE VACATION PROPERTY EXCEED THE DAMAGE DEPOSIT, THE PRIMARY LICENSEE AGREES TO HAVE THE REASONABLE COST TO REPAIR OR REPLACE THE DAMAGE PROPERTY CHARGED TO THE CREDIT CARD LISTED BELOW.**

**LONGTERM LICENSEE'S AGREE THAT THE MARINA MAY CHARGE THE MONTHLY LICENSE FEE AND INCURRED ELECTRIC FEES TO THE CARD LISTED BELOW.**

**Name on Card:** \_\_\_\_\_

**Card #** \_\_\_\_\_

**Expiration Date;** \_\_\_\_\_ **CCV number** \_\_\_\_\_

**Billing address for Card:** \_\_\_\_\_ **City** \_\_\_\_\_ **Zip** \_\_\_\_\_

**SIGNATURE OF CARD HOLDER:** \_\_\_\_\_