GUEST AGREEMENT

This Guest Agreement ("Agreement") is entered into between Willow Run RV Resort ("Resort") and the undersigned Guest.

1. Nature of Stay

Guest acknowledges that this Agreement is for the temporary use and occupancy of a recreational vehicle site and is not intended to create a landlord-tenant relationship. Guest's occupancy is subject to this Agreement and all Resort rules and policies, as permitted by applicable Texas law.

2. Check-Out Time

Check-out time is **11:00 AM**. A **$10 late check-out fee** may be assessed after 11:15 AM unless prior arrangements have been made and approved by management.

3. Right to Refuse Service / Removal

Willow Run RV Resort is privately owned. To the extent permitted by applicable law, Management and Ownership reserve the right to refuse service, deny access, or require any Guest, visitor, or pet to leave the property for violations of this Agreement, Resort rules or policies, or conduct that threatens the safety, property, operations, or enjoyment of the Resort or its guests.

Reasons may include, but are not limited to:

- Theft or vandalism
- Violation of Resort rules or policies
- Inappropriate, disruptive, or unsafe behavior
- Aggressive or uncontrolled pets
- Illegal activity
- Failure to make required payments when due

Removal may be without refund where permitted by applicable law and Resort policy.

4. Pets

Pets are welcome but must remain under control at all times and comply with all Resort pet rules. Management reserves the right to require the removal of any pet deemed aggressive, disruptive, unsafe, or improperly controlled. Guest is responsible for the conduct of their pets and for any damage or injury caused by them.

5. Mail and Deliveries

Guests are **not permitted to receive U.S. mail** at Willow Run RV Resort. Parcel deliveries may be received through the Resort's Luxer Parcel Lockers, subject to availability and Resort procedures.

6. Rules and Compliance

Guest agrees to comply with all posted Resort rules, policies, safety requirements, and reasonable instructions from management. Failure to comply may result in termination of this Agreement and removal from the Resort, subject to applicable law.

GUEST AGREEMENT - CONTINUED

7. Liability and Responsibility

Guest assumes responsibility for their personal property, visitors, and pets while on Resort property. To the fullest extent permitted by law, Willow Run RV Resort, its owners, employees, and management are not responsible for loss, theft, damage, injury, or accidents occurring on the property, except to the extent liability cannot legally be waived or limited.

8. Damages / Deposits

Guest is financially responsible for damage to Resort property, facilities, sites, equipment, or infrastructure caused by the Guest, their visitors, or pets. To the extent permitted by law and this Agreement, Willow Run RV Resort may apply any deposit on file toward amounts owed for such damage. Guest remains responsible for any balance exceeding the deposit.

9. Quiet Enjoyment & Conduct

Guests must conduct themselves in a respectful manner and must not unreasonably disturb other guests. Excessive noise, disorderly conduct, threatening behavior, or unsafe activity is prohibited.

10. Termination of Agreement

Management may terminate this Agreement for violation of its terms, violation of Resort rules or policies, nonpayment, or conduct that Management reasonably determines threatens the safety, property, operations, or well-being of the Resort or its guests, subject to applicable law.

11. Early Move-Out / Rate Adjustment

Guest understands that the reservation rate is based upon the **originally booked length of stay and scheduled departure date**. If Guest elects to depart before the originally scheduled departure date, **amounts already paid for the reserved stay are non-refundable**, except where otherwise required by law or expressly approved in writing by Management.

An early departure may also result in a **rate adjustment** if the shortened stay no longer qualifies for the rate or discount originally applied to the reservation. Guest will be responsible for any resulting difference between the original discounted or extended-stay rate and the applicable rate for the actual length of stay.

Guest authorizes Willow Run RV Resort, to the extent permitted by law and any applicable card authorization, to apply eligible deposits or other credits on the account toward amounts properly owed. Any remaining balance will be due from Guest and may be charged to the payment method on file when authorized and permitted by applicable law.

ACKNOWLEDGMENT: By signing below, Guest acknowledges that they have read, understand, and agree to the terms of this Agreement and the rules and policies of Willow Run RV Resort.

Guest Name (Printed): _____

Signature: _____

Date: _____ **RV Site Number:** _____