

JACKSON'S LANDING RENTAL RULES

Our home is at 977 Mary Lynn, in Sandy Shores Addition, Crystal Beach, TX 77650

1. CHECK-IN TIME IS 3:00 p.m. CST AND CHECK-OUT IS 12:00 Noon CST. We are happy to allow early check-ins and late check-outs if doing so does not disrupt the arrival or departure of another guest. Specific approval must be made in advance for such exceptions.
2. This is a NON SMOKING unit. Please do not smoke indoors! Any indication of smoking inside will result in forfeiture of your damage deposit.
3. Pets are not normally permitted in our home. At our discretion, pets may be allowed in special circumstances with prior approval. Additional fees will apply.
4. We rent ONLY to family groups and responsible adults age 25 and older. One parent or responsible adult is required for every four people, under age, at all times, and must be an occupant of the home during the entire reserved period. Designate one person in your party to be responsible for all payments and correspondence regarding your reservations and plans. Any use of the home for purposes, other than family vacations, must be addressed at the time of the reservation and will be considered on an individual basis. Occasions such as parties, weddings, receptions, company gatherings or picnics must be approved in advance.
5. PAYMENT - An advance payment equal to 50% of the rental rate is required within 7 days of reservation. The advance payment will be applied toward the rent. Please make payments in the form of traveler's check, bank money order, cashier's check, credit card by phone, or personal check payable to Sid Jackson. The advance payment is not a damage deposit.

Please note: When making a reservation, have in mind the exact dates and the number of people who will be using the beach house. If the advance payment is not received within seven (7) days, the reservation will be cancelled without notice. The BALANCE OF RENT, damage deposit, and 6.25% hotel tax is due fourteen (14) days before your arrival.

6. DAMAGE DEPOSIT- A damage deposit of \$300.00 is required. This must be received with the remaining half of your rental at least 14 days prior to arrival. The deposit is NOT applied toward rent; however, it is fully refundable within twenty-one (21) days of departure, provided the following provisions are met.
 - a. No damage is done to the home or its contents, beyond normal wear and tear.
 - b. No charges are incurred due to contraband, pets or collection of rents or services rendered during the stay.
 - c. All debris, rubbish and discards are placed in trash cans, and soiled dishes are placed in the dishwasher and cleaned. All beds should be stripped and one load of linen laundry started.
 - d. All doors are locked and windows are closed and locked.
 - e. All additional charges, if any, accrued during the stay are paid prior to departure.
 - f. No linens are lost or damaged.
 - g. The renter is not evicted by the owner (or representative of the owner), or by local law enforcement.

You are responsible for any and all damages to your vacation rental home and its contents. All costs associated with repairs, excessive clean-up or replacement of contents shall be deducted from the damage deposit. In the event the deposit does not cover the cost of repairs, you will pay the additional costs within 15 days of receipt of notice of cost.

7. **SMOKING** ó Our home is strictly non-smoking. Guests are welcome to smoke outside on the deck, at least 10 feet from an open door, only if cigar/cigarette butts are properly extinguished and disposed of in a fireproof receptacle like a plastic water bottle so the lid can be replaced and placed in the garbage.
8. **CANCELLATIONS** ó We understand there can be unforeseen emergencies that could cause you to cancel your reservation. We'll try to resolve the situation with you and extenuating circumstances will be considered. However, please note our **Cancellation Policy**:

Cancellations that are made more than ninety (90) days prior to the arrival date will incur no penalty. Cancellations within 30 days of the arrival date forfeit the full advance payment, unless home can be rebooked for the same reservation dates. Early departure or shortened stay does not warrant any refund of rent or deposit. While we will attempt to make any necessary repairs quickly and efficiently, there is no refund for appliance failure, utility failure or circumstances beyond our control.

9. **MAXIMUM OCCUPANCY**- In order to make your stay as enjoyable as possible, please do not bring more people than the beach house sleeps. The maximum number of guests is limited to eight (6) adults. An additional charge of \$25.00 per person per night for guests in addition to eight (8) will be assessed and will only be allowed with prior approval. Overcrowding could result in a loss of your deposit.
10. **MINIMUM STAY** - This property requires a two-night minimum stay. Longer minimum stays may be required during holiday periods.
11. **INCLUSIVE FEES** - Rates include an initial linen-towel setup.
12. **NO DAILY MAID SERVICE** - While linens and bath towels are supplied, daily maid service is not included in the rental rate. A limited number of beach towels may be provided, however, if you expect to be at the beach a lot, we suggest you bring additional beach towels. We do not permit household towels or linens to be taken to the beach.
13. **CLEAN-UP ON DEPARTURE** ó Basic cleaning supplies will be supplied. Please leave the cabin as close as possible to the condition you found it in when you arrived. A checklist will be provided. All sheets and towels must be washed, folded and accounted for to get your security deposit back. We ask that you please do not put cigarette butts or personal hygiene products in the commode as this can obstruct the sewer system. Any damage or missing items will be deducted from the security deposit.
14. **PARKING** ó Parking is somewhat limited. The driveway provide parking and vehicles may be carefully parked under the home. While it is possible to park on the street, we suggest that you do so carefully. Please do not park on the grass or park on our neighbors' property. No RVs or TENTS are allowed on property.

15. RATE CHANGES ó Until reservations are confirmed, rates are subject to change without notice.
16. WEATHER ó We do not give refunds for rainy or overcast days. We also do not charge more for sunny skies.
17. BEACH PARKING PERMITS REQUIRED - The Galveston County Department of Parks & Senior Services has implemented the Parking Sticker Program for Bolivar Peninsula beaches. Every motorized vehicle, including golf carts, will have to display a permit on their windshield to park on the beach. Parking permits are available at convenience stores, real estate offices, and other locations in Crystal Beach. The cost is \$10.00 each and the permits are good for the remainder of the year. PLEASE NOTE: 4-WHEELERS, MULES, UTVs AND OTHER ATVs ARE ALLOWED ON THE BEACH, but must be trailered to the beach, they cannot be ridden on the neighborhood streets. Golf carts are available for rental at several locations on Hwy. 87 in Crystal Beach. Driving on the beach is allowed with no parking permit required.
18. GOLF CART RULES ó State laws require a licensed driver accompany the non-licensed driver on a golf cart. If a non-licensed driver is caught driving a golf cart without a licensed driver in the seat beside them the Officer will accompany said youth to the location of the parents and a \$250.00 fine will be issued.
19. CONVENIENCES - A barbecue grill is available for your convenience. It must not be used on or under the deck. Please enjoy your vacation and feel free to use the CD player or radio, but please be considerate of our neighbors and keep the volume down.
20. MAINTENANCE - We strive to maintain our home in optimum working condition, but appliance and mechanical problems can arise. Should a mechanical malfunction occur during your stay, please contact us immediately in order for prompt action to be taken. Please do not place anything other than toilet tissue in toilets at any time. Sanitary items of any kind should never be flushed.
21. NO GARBAGE DISPOSAL - please do not put grease or other food items down the drain. Place scraps and leftover grease in a suitable sealed container in the garbage.
22. FALSIFIED RESERVATIONS - Any reservation obtained under false pretense will be subject to forfeiture of advance payment, deposit and/or rental money, and the party will not be permitted to check-in.
23. WRITTEN EXCEPTIONS - Any exceptions to the above mentioned policies must be approved in writing in advance.
24. HURRICANE OR STORM POLICY - In the event a county mandated evacuation order has been given for the Tropical Storm/Hurricane Warning area of residence of a vacationing guest, we will prorate your rent and credit you for the nights you could not occupy the home. In the event that a guest is scheduled to arrive, and wants to shorten their stay, to come in after the Hurricane Warning is lifted; or on advance rents collected or deposited for a

reservation that is scheduled to arrive during the "Hurricane Warning" period, we will: First try to re-schedule for another time or if that is impossible, we will make appropriate refunds. Refunds and/or pro-rating will not be made for voluntary evacuation or for cancellations requested due to inclement weather of any kind, acts of God, mosquitoes, water conditions, poor fishing or other circumstances beyond our control.

25. LOSSES - This home is privately owned: the owners are not responsible for any accidents, injuries or illness that occurs while on the premises or its facilities. The Homeowners are not responsible for the loss of personal belongings or valuables of the guest. By accepting this reservation, it is agreed that all guests are expressly assuming the risk of any harm arising from their use of the premises or others whom they invite to use the premise.

26. CONSTRUCTION NOISE ó Be advised that Crystal Beach is still re-building from Hurricane Ike. Construction activity in the area is a vital element to the recovery of the local economy. Your dollars spent with local merchants are much appreciated!

27. ABOVE ALL ó HAVE FUN AND RELAX!

Every effort has been made to insure the accuracy of the information in this form and on our website. However, it is not guaranteed. It is subject to errors, omissions, change of house contents and/or features or withdrawal without notice.

Sid Jackson
PO Box 1614, Crystal Beach, TX 77650
cell: 936-676-5824
email: sidjackson@live.com

PACKING LIST

Items being provided: Basic cooking & eating utensils, coffee pot, blender, toaster, microwave, cleaning supplies, mops, brooms, and vacuum. One set of bed linens are provided ó sheets, pillows, pillow cases, comforter, bedspread for each bed.

Remember to bring with you:

- | | |
|--|---|
| <input type="checkbox"/> Your reservation confirmation | <input type="checkbox"/> Money/credit cards |
| <input type="checkbox"/> Combination to lock | <input type="checkbox"/> Maps or Directions |
| <input type="checkbox"/> Cell Phone | <input type="checkbox"/> Charcoal & Lighter fluid |
| <input type="checkbox"/> Ice Chest | |

KITCHEN: While we strive to keep the kitchen fully stocked, you may need additional supplies such as:

- | | |
|--|--|
| <input type="checkbox"/> Toilet paper | <input type="checkbox"/> Paper towels |
| <input type="checkbox"/> Hand soap | <input type="checkbox"/> Bath soap |
| <input type="checkbox"/> Dish soap | <input type="checkbox"/> Laundry detergent |
| <input type="checkbox"/> Garbage bags | <input type="checkbox"/> Plastic wrap |
| <input type="checkbox"/> Aluminum foil | <input type="checkbox"/> Dishwashing detergent |
| <input type="checkbox"/> Napkins | <input type="checkbox"/> Condiments |

PERSONAL ITEMS:

- | | |
|-------------------------------|------------------------------|
| _____ Toiletries | _____ Shampoo/Conditioner |
| _____ Medicines/Prescriptions | _____ Sunglasses |
| _____ Sun Block | _____ Swim Suits |
| _____ Extra beach towels | _____ Footwear |
| _____ Cell Phone Charger | _____ Insect Repellant |
| _____ First Aid items | _____ Fishing Gear & Clothes |

Beach items such as: boogie boards, umbrella, camera, batteries, fishing equipment, beach chairs and anything else you need to make your vacation enjoyable.

Remember -- pack enoughí but don't overpack!

Note: The Big Store is located less than one mile west of Sandy Shores on Hwy 87 and carries a large variety of grocery items, personal items, hardware, etc.

DRIVING DIRECTIONS TO BOLIVAR PENINSULA

977 Mary Lynn, Crystal Beach, TX

FROM HOUSTON BY FERRY: Take I-45 South to Galveston. Continue down Broadway until you reach the beach (Seawall Blvd), turn left to Ferry Road and continue until you reach the loading docks. The ferry ride takes approximately 20 minutes to cross the bay. Watch for dolphins! Once the ferry reaches Bolivar Peninsula, you are on Hwy 87. Travel approximately 14 miles. Sandy Shores Addition is on your right. You will enter on Kenlyn Drive. Take first left on Foster Dr. then right on Mary Lynn. The house is light blue with white trim, the first house on the right.

PLEASE NOTE: On busy weekends, there may be long ferry lines resulting in an hour or more delay. While some don't mind waiting for the ferry, others do. You can call the ferry ahead of time to check on the wait status or use the alternate route on I-10 East to Winnie. (See Beaumont directions for details.) Ferry Landing Phone # 409-795-2230.

FROM BEAUMONT: Take I-10 West to Winnie, exiting on Hwy. 124. Travel South thru High Island to Hwy 87. Turn right and travel approximately 14 miles. Sandy Shores Addition has a sign, is located on your left, approximately 1/3 mile past the caution light at Stingaree Road.

FROM LUFKIN: Take Hwy. 69 south to Kountze. Turn right (in front of Brookshire's) on Hwy. 326. Stay on Hwy. 326 through Sour Lake (turns into Hwy. 365). Turn right on Hwy. 1406 12 miles south of Sour Lake (careful not miss this turn). Turn right on Hwy. 124 at Winnie. Continue through High Island, then veer right onto Hwy. 87. Sandy Shores is on the left on Hwy. 87 6.9 miles past Rollover Pass. Watch for new subdivision sign past the first caution light.

IN SANDY SHORES: Turn left at first corner (Foster), then right on Mary Lynn. Currently Jackson's Landing is first house on the right.