

Taylor Retreat

Terms and Conditions

This agreement is entered into between Bob and Vicki Taylor, the owners, and the tenant. The tenant hereby rents from the owner RV Pad #1 or #2, located and described as 405 Twin Lakes Drive, Pensacola, FL 32504.

In consideration of the owner's permission to occupy the Property as mentioned above, the tenant hereby agrees to the following terms and conditions.

- 1.) **TERM:** The terms of this agreement.
- 2.) **RENT:** Tenant agrees to rent a full-hookup camper site, due upon arrival. Monthly rentals are limited to a maximum of three months, unless agreed upon.
- 3.) **PAYMENT OF RENT:** Rent shall be paid to the owners using the Zelle app or cash upon arrival.
- 4.) **DEPOSIT:** A non-refundable deposit of \$5.00 is required at the time of the reservation.
5. **CONCERNS:** If any concerns arise, the owner will discuss them with the tenant.
- 6.) **PETS:** Indoor pets are allowed in your camper (no outdoor pets). Please leash walk, and all poop must be picked up
7. **MANIMUM OCCUPANCY OF FOUR:** The first two are included with a \$2.50 charge per day for the third and fourth person.
- 8.) **RENTALS** are restricted to **older individuals** with no children.
- 9.) **UTILITIES & SERVICES:** The owners are responsible for the utility services and grounds.
- 10.) **RESIDENT OBLIGATIONS:**
 - A. Taking affirmative action to ensure that nothing exists that might place the owner in violation of applicable building, housing, and health codes.
 - B. Maintaining a clean and sanitary site by removing garbage and trash as they accumulate.
 - C. Maintaining plumbing in good working order, there is a small septic line for the campers.
DO NOT FLUSH - FLUSHABLE WIPES - MUST BE DISPOSED OF IN A SEPARATE BAG AND PUT IN THE TRASH. Use only RV toilet paper.
 - D. Operate all electrical, sewer, and equipment in a reasonable, correct, and conservative manner.
 - E. Please ensure your smoke alarms are functioning properly.
 - F. Conducting himself/herself and any family, friends, guests, and visitors to avoid disturbing others. This includes, but is not limited to, rules regarding noise, odors, refuse disposal, pets, parking, and refraining from smoking, drinking alcohol, and using foul or offensive language in common areas.
 - G. Resident warrants that he/she will meet the above conditions in every respect and acknowledges that failure to do so will be grounds for termination of this agreement and loss of all deposits without further recourse.
- 11.) **MAINTENANCE:** The residents agree to keep the premises clean. Residents are expected to treat this Property as they would their own and pay for repairs caused by their negligence, abuse, or misuse.
- 12.) **DAMAGE:** The resident acknowledges full responsibility for damage caused by his/her family or guests. The resident is responsible for taking all necessary precautions to prevent potential damage to the Property, including precautions for extreme weather conditions such as freezing temperatures during winter, hurricane warnings, thunderstorms, and hailstorms. Do not burn anything on the premises.
- 13.) **REPAIRS:** Please notify the owner as soon as you notice a problem or if a repair is needed to the electrical/sewer sites, etc.
- 14.) **SUB-LETTING:** Resident agrees not to assign or sub-let any portion of the premises and not to allow any other person to live there other than as named in paragraph (7) without the written consent of the owner.

15.) **ABANDONMENT:** If the resident abandons or vacates the Property. At the same time, rent is due and unpaid, the owner may consider any property left on the premises to be abandoned and may dispose of the resident's Property and re-rent said premises without further notice.

16.) **LAWFUL USE:** A Resident agrees that he/she will not himself/herself engage in any illegal activities on the premises so far as he/she has the power to stop such activities.

17.) **INSURANCE:** Owner's insurance does not cover residents' possessions or residents' negligence. The owner shall not be liable for any damage, regardless of the cause. The resident agrees to carry insurance on their possessions, camper, and vehicle and make no claim against the owner for any reason. Residents agree that they will not alter the premises or leave anything on the premises, which may result in an increase to the owner's insurance policy or endanger the premises. The owner shall not be liable for any damage or injury to the resident or the resident's family, guests, or visitors. Resident understands it is his/her responsibility to carry automobile/ camper insurance or any vehicles parked on the owner's Property and understands any damage to the resident's or guests' automobiles is not covered under the owner's insurance. The resident further understands and accepts responsibility for their own health/medical insurance and agrees not to make any claims to the owner for injuries incurred on the premises.

18.) **DEFAULT:** If the resident fails to pay rent, the owner may terminate all rights of the resident. Default of any part of this agreement may result in the termination of this agreement, and all deposits shall be forfeited in favor of the owner as full liquidated damages at the owner's option.

19.) **LEGAL ACTION:** A Resident acknowledges responsibility for any legal fees incurred by the owner to enforce any part of this agreement or any of the owner's other rights under any law of the State of Florida.

20) **VEHICLES:** Resident agrees to keep no more than one personal vehicle on the premises. The vehicle must be parked in the correct space and must be both currently licensed and operable. Please Park directly in line with your camper. For parking additional vehicles, please get in touch with the retreat owners.

21.) **POND: The pond is available for fishing and boating. Never leave a child unattended, and always text for approval first. Use the boat at your own risk. Life jackets are required, but not provided.**

23.) **ACKNOWLEDGEMENT:** The resident hereby acknowledges that he/she has read this agreement, understands every part of it, agrees to it, and has been given a copy.

24.) **PAYMENT:** Payment is not due till the day of arrival and the camper is hooked up. We will have a copy for you to sign and one for your records

25.) **SERVER WEATHER:** It is very important to stay weather alert. It is common to experience severe thunderstorms that can have winds of 30-60 mph, hail on rare occasions, and, more recently, tornado warnings. Your phone should go off to alert you to this. If I am home, you are welcome to come inside our house, which is much safer than a camper. Also, have a plan in place in case we are in the direct path of a tropical storm or hurricane. Thankfully, with these, there is plenty of notice and warning, and you have plenty of time to evacuate. Our weather can change drastically in the summer months. Leaving your camper awning out is not recommended if you are not here. Our thunderstorms pop up quickly, and winds can tear or rip it off very quickly.

We expressly acknowledge and agree that participating in any activities on the Property may involve risks.

- These risks include, but are not limited to, the actions or inactions of others, including owners, other guests, or visitors.
- Falls, injuries, illnesses, infections, and exposure to natural or environmental elements.
- Navigating obstacles or encountering defects in the Premises.

By agreeing to this Waiver, we confirm that all persons under our supervision are well:

We also agree to abide by all local, county, state, and federal laws, as well as the Retreat's rules and policies, including those posted onsite or communicated by the owners.

This includes but is not limited to acting respectfully toward other individuals, Property, equipment, and facilities.

Guests are responsible for securing their personal belongings. We understand and agree that the Releasees are not liable for any personal property lost, damaged, or stolen while attending the Retreat.

We recognize and accept that some risks and hazards cannot be entirely eliminated, and we freely and voluntarily assume all such risks, injury, or property damage, regardless of severity or how such risks arise.

Having full knowledge and understanding of the above, I, on behalf of myself and all members of my group and our heirs, expressly accept and voluntarily assume all risks of injury or damage to ourselves or our Property. These risks may arise from entering or remaining on the Property or participating in activities, including but not limited to natural environmental hazards (e.g., falling trees, severe weather, lightning) or any risks not explicitly mentioned herein.

I release, covenant not to sue, indemnify, and hold harmless the Owners from any and all claims, losses, liabilities, damages, demands, costs, or penalties arising from my presence on the Property or participation in its activities, including claims for ordinary negligence. This Waiver does not release the Owners from liability for gross negligence, willful misconduct, or reckless disregard for safety.

This Waiver and Release are intended to be as broad and inclusive as permitted by the law of the State of Florida. Any disputes shall be governed by state law and resolved exclusively in one-on-one negotiations. The remaining provisions remain binding if any provision is found invalid or unenforceable.

I accept full responsibility for myself and everyone in my group accompanying me. I agree to communicate all Retreat rules, policies, and safety guidelines to my group and ensure compliance.

I confirm that I have read and fully understand this document. I am signing freely and voluntarily, acknowledging that I am waiving substantial legal rights, including the right to sue the Owners, and assuming all inherent risks associated with the Retreat.

Accepted this ____ day of _____ 2025

Owner signature: _____

Printed Name: _____

Resident signature: _____

Printed Name: _____

Paid _____ Date: _____

BOB AND VICKI TAYLOR

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