

The Hills Above Possum Kingdom Lake



Ritchie Cabin Reservation Form

Possum Kingdom Property Owners Association

19669 North State Hwy 16, Graford, TX 76449

Customer Service Email: pkpoa.comm@gmail.com

THIS RESERVATION DOES NOT INCLUDE THE DOCK

(The dock must remain open to all association members and their guests at all times)

Requested Cabin Reservation Date: _____

Requested Time: Start: _____ Finish: _____ Number of Guests: _____

Name: _____

Address: _____

Phone Numbers:

Home: _____ Cell: _____

Only Hills Above Possum Kingdom Property Owners in good standing may reserve the Ritchie Cabin Amenity Center for private events.

1. A pre-payment of a three hundred dollar (\$300) deposit shall be required in the form of two checks
 - a. A one hundred dollar (\$100) check shall be a nonrefundable cleaning fee after the rental
 - b. A two hundred dollar (\$200) check shall be refundable barring any damage to the Cabin.
 - c. Please contact us (at the email listed above) immediately after your rental has concluded; we can then examine the facilities and determine that no damage has been done to the Cabin
2. Official POA events shall take precedence over private parties
3. Property owner (applicant) shall be at least twenty-one (21) years of age and shall be present for the duration of the reservation period

Ritchie Cabin Rules

1. This Cabin is a non-smoking facility
2. Parking is allowed only in designated areas. NO parking is allowed on the grass or under trees
3. Music/party sounds shall be kept to a minimum
4. No overnight stays shall be allowed
5. Noncompliance with any posted or otherwise adopted rules may result in the forfeiture of a portion or all of the remaining deposit.

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Ritchie Cabin Deposit Refund Policy

The two hundred dollar (\$200) check of the deposit is refundable if:

1. Upon confirmation, the facility is determined to have been left undamaged and in good condition
 - a. Please contact us (at the email listed above) immediately after your rental has concluded; we can then examine the facilities and determine that no damage has been done to the Cabin
 - b. Repair costs shall be deducted from deposit
 - 1) Repair costs shall **not** be limited to the amount of deposit and overage shall be the responsibility of property owner
 - 2) Property owner shall pay any/all attorney costs in the event of incurred legal fees
2. The above stated and posted rules have been observed

The property owner hereby acknowledges that neither the Possum Kingdom Property Owner's Association nor its contracted property management company has assumed any responsibility for, or has any liability for, the actions or inaction of a property owner and/or his/her invited guests, or for any injury, damage, or loss any person may sustain while using the facility or in connection with, or as a result of, any activity, including consumption of alcohol or other intoxicating substances, engaged in by any person while using the facility.

The Property Owner has read and is familiar with the provisions of this Agreement and the Rules of the facility and agrees to comply with same.

Property Owner Signature _____ Date: _____

Board Member Signature _____ Date: _____