

Agua Nada Ranch House Rules

We're excited about your stay with us. We are also protective of our land and wildlife. To ensure all will have a great experience, we have provided this important information about your stay with us.

NO DRUGS AND SMOKING

Do not smoke inside any structure, accommodation or building. Illegal drugs are not permitted.

PARTY AND EVENT APPROVAL

All parties and events must be approved by our Ranch Manager, Matt Perry.

If there are any gatherings that have not gotten approval or are over the guest count they are subject to being shut down by our Ranch Manager (our maximum day guest count is 100).

WILDLIFE ON THE RANCH

We have free ranging ranch exotic animals as well as natural wildlife that should be avoided. There are: Kangaroos, Ostrich, Addax, Aoudad, Whitetail, Fallow, Black Buck, Axis, Bison, Water Buffalo, Pere' David's Deer, Scimitar Oryx, hogs, turkeys, venomous snakes, bugs and other dangerous wildlife. **DO NOT EVER LEAVE CHILDREN UNATTENDED.** Please **DO NOT** feed any of the exotic animals or wildlife. Also note: no confetti, silly string, water balloons or other artificial scattered party paraphernalia due to our free ranging wildlife that can get sick from ingesting said items. Real flowers or herbs and bubbles are ok. Exploration of the ranch must be with ranch staff and a guided tour.

TV'S SATELLITE AND INTERNET

We have TV's, satellite and internet service. Your cell service may not work that great.

FIRE PIT

Our fire pit is subject to county restrictions and may not be available for use during your stay.

AMENITIES

If you don't book the entire ranch (just one lodging or two) please note that all amenities are shared spaces.

QUIET TIME

Quiet time from 12am – 7am unless approved by our Ranch Manager.

NO FOOD IN BEDROOMS

No eating or drinking in bedrooms. Please enjoy your meals in the dining room.

SWIMMING POOL

Please use the swimming pool only between 10am and 6pm. All children must have an adult watching them in the pool at all times. Food or drinks are not allowed in the pool.

PETS

Pets are not allowed.

LAUNDRY

You can do laundry during our stay with a Ranch House or Lodge booking. Please clean the dryer vent after each use.

ELECTRIC BBQ GRILL

Instructions on how to set it up, how to use it, as well as how to properly clean it, will be provided at the property.

GARBAGE

Dispose of all garbage into trash bins.

DEPOSIT & CANCELLATIONS/CHANGES

Reservations are confirmed upon receipt of your payment unless otherwise specified/agreed upon and/or refundable damage/security deposit). Your reservation payment is non-refundable. You may reschedule your stay up until 7 days prior to the date of your arrival.

CHECK IN

Check-in time is any time after 3PM and check-out time is by 12PM unless otherwise arranged and noted. Our Ranch staff will check you in and give you a tour of the facilities.

CHECK OUT

Report any damages and/or breakages in a reasonably timely manner. Damages exceeding the security deposit amount must be paid by guests and will be reported to Airbnb and VRBO.

- Please take all your trash (including any trash around the facilities/grounds from your group) and place in the large receptacles outside behind the dining hall.
- Leave all wet towels hanging or on the shower floor (or in laundry hampers)
- Leave linens and any used robes ON the beds, we will take care of those.
- Please make sure all dishes are clean and/or in the dishwasher running.
- Please don't leave any opened food in fridge/freezer.
- If you moved furniture (both indoor and outdoor) please put them back in the original location.
- Turn off AC/Heat/Lights and be sure to zip up/close up your accommodation.
- Leave your keys in your accommodation (or all in the dining hall) and unlocked.
- Start planning your return trip!

SEPTIC SYSTEM

We have a sensitive septic system so only the toilet paper we provide should be flushed down the toilet. There are signs in each restroom to remind guests to not flush feminine products or wipes down the toilet, but please note that if there are septic issues from your guests there may be a septic clean out fee.

SURFACES, WALLS AND WALL HANGINGS

Please respect our structures and grounds. Do not puncture or damage surfaces (indoor & outdoor) in any way. No push-pins, thumbtacks, nails, duct tape, etc. Guests may use painters' tape (blue), zip ties, rope and wire to hang objects. Our wall hangings are to remain on the walls.

CLEANING, DAMAGES AND RELOCATION FEES

Please do not take indoor furniture, fixtures, bedding, etc. outside. If you move outside furniture, please put it back prior to departure. If any retreat center property is missing or damaged, the person(s) or group will be responsible for paying for the damage out of any security deposit or billed to you. The site manager will determine the cost based on materials and labor to repair or replace the item(s). We want all to have fun but would also like everyone to leave the place in reasonable condition. We will charge \$25/hour for extra cleaning such as: Dirty pans, pots, dishes including dishes with food left out or in refrigerators, carpet spills, etc. Damages will be assessed and invoiced to guests after departure.

HOUSEKEEPING

Housekeeping services are provided. Let us know if you need extra towels. They can be provided and a change of sheets can be given if needed (to be changed on your own). If you need more than one extra set of sheets or set of towels you will be responsible for a \$20 cleaning fee per set.

Guests are also responsible for their own and those in their party, any mess made in the dining hall and agree to clean said mess.

SHEETS/BEDDING/PILLOWS/TOWELS, ETC

Please note that if body oils, self sun tanner or lotions stain or ruin sheets, bedding, pillows, towels, etc that the guest will be responsible for replacement of each item.

UNATTENDED CHILDREN

Children are not to be left unattended anywhere on the ranch.

THERMOSTATS

Do not to set any thermostats below 70 degrees. If the thermostat is set below 70 degrees and becomes defective or malfunctions guests will be subject to a replacement fee.

KEYS

Please note if keys for accommodations are lost or stolen there is a \$20 replacement fee.

LOST & FOUND

Please contact us within 2 weeks after your stay to have us hold any lost items for pick- up or mailed (fees paid by guest). After 2 weeks, all items will be donated.

EMERGENCIES

In case of a life threatening emergency: Call 911
The Map Coordinates are: 29.80160 N, -100.28248 W

THEN call Matt Perry (Ranch Manager) on his cell phone at 830-486-3033 and report that you have already called 911, and the location & nature of the emergency.

RANCH ACTIVITIES AND TERMS

HUNTING

1. ALL GUESTS MUST SHOOT THEIR WEAPON OF CHOICE IN FRONT OF ADMINISTRATIVE PERSONNEL UPON ARRIVAL, PRIOR TO GOING AFIELD. All hunters must check into the office and be greeted by the Ranch's manager or his associates.
2. All hunters will be required to have and provide proof of a valid Texas state hunting license. Hunters shall carry said license with them at all times while on the Ranch. All hunters must comply with all Federal, State & County hunting laws, rules and regulations.
3. ALL HUNTS REQUIRE A 50% DEPOSIT OF ANTICIPATED TOTAL HUNT COST refundable if no animal is taken or wounded. CATEGORY & CLASSIFICATION OF ANIMAL BASED UPON THE MANAGEMENT & GUIDES DISCRETION ONLY. WOUND/LOSS POLICY PREVAILS, GUIDES DETERMINATION. **Any animal wounded** will be charged at the full trophy fee quoted by the Ranch.
4. Gratuities are generally appreciated and not included in the above pricing. Normal gratuities range from 10-20% of the total hunt. Please do not forget your guide, cook, skinners and all others that help make your hunt and stay a success.
5. NOT INCLUDED: Texas hunting licenses and permits. Responsibility lies with hunter.
6. All hunters must check into the office and be greeted by the Ranch's manager or his associates.
7. All hunters will be required to have and provide proof of a valid Texas state hunting license. Hunters shall carry said license with them at all times while on the Ranch. All hunters must comply with all Federal, State & County hunting laws, rules and regulations.

Safety is our primary concern, please make it yours and abide by the following:

1. All firearms must be unloaded before entering and before leaving all hunting blinds
2. All guests must have their bolts open on firearms when riding in all vehicles
3. Guests are responsible for making sure of their targets and what is beyond their intended target prior to discharging any firearm.
4. No guest, guide or associate is allowed to consume any alcohol the same day of any hunt, unless and until the guest, guide or associate have completed hunting for said day.
5. No guest is permitted to be on the ranch without an owner, partner or employee, unless approved by owners. If a guest remains alone in a blind while a guide attends to other matters, the guest shall stay within sight of their assigned blind. Guests are not allowed to walk around the Ranch unless accompanied and supervised by their guide.
6. A photo of every animal harvested must be taken and all animals harvested must be logged. All wounded animals will be considered dead. No exceptions.

VEHICLES ATVs AND BIKES

1. Riding around the ranch in any vehicle, atv or bike is not permitted without a guide. This is not an extreme sport ranch vehicles, ATVs and bikes are for guided tours and getting from one location to another Drive Slow.
2. Helmets and seatbelts are required at all times
3. Please ride an age appropriate vehicle.
4. Do not chase animals, chasing animals causes stress to animals and can cause death or serious injury to them.
5. Damages to the vehicle, atv or bike are to be paid for by the driver of the vehicle. Drivers accept full responsibility and liability for death or serious injury of any passengers in the vehicle or persons that may be struck by the vehicle.
6. Drive slow. Road ways are uneven and loose rocks can cause an accident. Help is a long way away.
7. Please be aware of getting too close to animals as they can charge you at any time.
8. Please be aware of cliffs and or areas that are blocked off due to dangerous driving conditions, these areas are not permitted to be driven on or near.
9. Please stay on designated trails.

GUN SAFETY

1. ALWAYS Keep The Gun Unloaded Until Ready To Use
 2. Please leave all firearms unloaded and the bolt open when moving around the ranch from one activity to another. When you are not shooting please place your firearm in a locked location away from any children. Leaving a firearm anywhere in a child's reach is dangerous and deadly.
 3. ALWAYS Keep The Gun Pointed In A Safe Direction
 4. Never point any firearm at another person for any reason, if this occurs immediate dismissal of the ranch will occur.
 5. ALWAYS Keep Your Finger Off The Trigger Until Ready To Shoot
- Know your target and what is beyond.
 - Know how to use the gun safely.
 - Be sure the gun is safe to operate.
 - Use only the correct ammunition for your gun.
 - Wear eye and ear protection as appropriate.
 - Never use alcohol, over-the-counter drugs or prescription drugs before or while shooting.