

Under Rates and Rules

Cypress Frio Waters - Guest Information, Rates and Rules

WE RESERVE THE RIGHT TO REFUSE SERVICE

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Check in time:

Noon to 6 pm. If your arrival is after 6 pm, please call to make arrangements to enter your cabin after hours. If you are arriving after hours, check-in must be done prior to noon the next day.

Check out time:

11:00 a.m. – After 11 am, you could possibly incur additional charges equal to our daily charges for cabin rentals.

Rates: \$150.00 per night for up to 4 people per cabin. We will allow up to 6 people, but there is an additional \$10.00 per person and you will need to provide the bedding / air mattress for the additional people.

We require at least a 2-night stay.

Extended stays from November to February are welcome!

Monthly Rate:

\$700.00

AGE RESTRICTIONS:

- You must be at least 21 years old to make a reservation. Anyone under the age of 21 years old must have an adult accompanying them during their stay at our cabins.

RESERVATIONS DEPOSITS AND PAYMENT METHODS:

- Reservation requires a credit card. We accept MasterCard, Visa, and Discover and American Express. The credit card is for reservation purposes and incidentals or damages. In some cases, a deposit of ½ the number of days of your reservation is required. The balance is due upon arrival for all days

reserved. Credit cards must be in the name of the user. A credit card is required at the time of arrival to have on file if paying by cash.

- **If you are reserving 4 or more cabins, the full amount is required at the time the reservation is made.**

REFUNDS:

- This is a very seasonal business that necessitates a firm cancellation policy. We cannot adjust rates for family emergencies, late arrivals, early departures, or weather conditions. No refunds for no shows, early departures or to those not conforming to the rules of good conduct and safety.

CANCELLATIONS and LOSS OF DEPOSIT:

- Cancellations must be made **15 days prior to arrival date for full refund of deposit.** A cancellation fee of 1/2 of the total amount of the reservation is applied if cancellation is less than 15 days from the date of your stay.
Management can waive this at their discretion.

NO SHOW / CHECK IN:

- The reservation will be considered a "No Show" if check-in is not made by 6:00 p.m. (unless notification of late arrival is made to management). No refunds will be made for "No Show" guests.
- If you are going to arrive late (after 6 p.m), please inform management at the time of reservation.
- **Make sure your car pass in present in the dash of your vehicle(s).** Failure to do this could result in that car being towed at owners' expense.

Late arrivals will need to sign the "**Release and Indemnity Agreement**" prior to arrival.

Please execute this agreement and email it to cabins@cypressfrio.com, or mail it to P.O. Box 981, Leakey, TX 78873-0981.

You are not allowed on the property unless the "Release and Indemnity Agreement" is executed and received by Cypress Frio Waters.

NO REFUNDS:

- For early departure, or those expelled for not respecting the rules and regulations of Cypress Frio Waters, there will be no refunds.

LINENS:

- Sheets can be provided for \$20.00 per stay. This is not a daily service.

RULES

- All vehicles **MUST STOP AT THE OFFICE** for a car pass and to check-in. Guest are not allowed to invite visitors. This is a private area for our guest only.
- **Quiet time is to be maintained near sites and cabins between the hours of 10:00 p.m. to 8:00 a.m.**
- Obey 15 mile per hour speed limit.
- Do not trespass on neighboring property. Do not go pass fences or gates. Our ranching starts at this point and guest are not allowed.
- No ATV's, RV's or tents are allowed in cabin area.
- Motorcycles are allowed for ingress and egress. **Loud mufflers are prohibited.**
- Loud music, noise, profanity and public intoxication are prohibited.
- Unauthorized vehicles will be towed at owner's expense.
- FOOT TRAFFIC ONLY – only after 10:00 p.m. Driving inside the area late at night disturbs other guests. We welcome you to visit the river but want all guests to enjoy the quiet.
- Due to underground lines, septic systems, etc...we ask that you do not drive or park in any area accept designated roads and parking areas.
- Do not abuse plants, trees, flowers, etc. on the property.
- Do not throw any trash on the ground or at the river, including cigarette butts. Please deposit trash in the dumpsters provided at the cabins.
- All trash must be bagged before disposing trash into receptacles.
- Do NOT throw food on the ground. This invites animals. All food must be in a trash bag and disposed of properly.
- No large fires are allowed. Small camp fires only provided there is not a burn ban.
- We request catch and release for fishing.
- Do not damage the trees in any way. No cutting of limbs.

MINORS

- Minors must be registered and accompanied by a responsible adult.
- Parents must not allow children to roam unsupervised.

SWIMMING AND THE RIVER

- **SWIM AT YOUR OWN RISK – NO LIFE GUARD ON DUTY!!!!**
- No glass containers allowed at the river.
- **WE DO NOT PROVIDE LIFE JACKETS. WE ASK THAT ALL CHILDREN AND WEAK/NON SWIMMERS WEAR A LIFE JACKET.**
- Please understand that Cypress Frio Waters is in the country, and the river and surrounding areas are a completely natural environment. We cannot be responsible for the state of the natural habitat on the land or in the water.

FIREARMS

- No firearms of any type, including BB guns, air guns, etc... on Cypress Frio Waters site. **If you are traveling with a firearm, it must be checked in with Cypress Frio Waters with a copy of your Driver's License.**

FIRES / FIREWORKS / WOOD

- FIREWOOD brought on premises must be cut in short lengths. No cutting or breaking of any tree limbs. Ask management to assist if there's a problem. All fires must be kept small.
- Fires are only permitted within the fire-pits/rings provided at each cabin. No fires are allowed at the river.
- **NO FIREWORKS** are allowed.

CABINS

- **Do not borrow neighbors' picnic table unless they are part of your party. Return before departure.**
- Please do not pour grease or oil down any sinks. All the cabins are on a septic system.
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- **NO SMOKING ALLOWED IN THE CABINS.** Smoking in a guest room will result in a \$250.00 charge for additional cleaning. The fire pit / BBQ area is designated for smoking. Please do not throw cigarette butts on the ground or in the fire pit.
- There are no telephones in the cabins. Telephone service is available in the check in office for local calls. Long Distance requires a credit or calling card. Wi-Fi is available at and near the office. You will receive the password when making the reservation.

- Keys – a maximum of 2 keys per guest room will be issued. Lost or keys not returned will be charged at a rate of \$50.00 per key to re-key the guest room.
- Please respect the occupancy limit of each cabin to 4 people, we will allow up to 6 people. For each additional person over 4, there will be a \$10.00 charge. You will have to provide the bedding / air mattress for the additional people.
- Do not flush sanitary items down the toilets.
- Trash should be placed in trash bags and placed in the trash cans designated at cabin site area prior to leaving, or there will be a \$25.00 charge.
- Dishes should be washed and put away prior to leaving or there will be a \$25.00 charge.
- ANY DAMAGES OR MISSING ITEMS TO THE CABIN(S), will be billed to the credit card on file; this includes linens.
- We will not be responsible for accidents or for the safety of your belongings.
- Please keep your cabin locked when not in use. You may drop your keys off at the office while floating. (THERE WILL BE A CHARGE FOR LOST KEYS).