River Pools Cabin
Guest Rental Agreement

Rush River Resorts LLC

Public preview: street address omitted. Property: River Pools Cabin, Maiden Rock, Wisconsin.

Agreement version October 26 2026

This agreement sets the terms for the reservation identified below, including property rules and responsibility for actual guest-caused damage and necessary pool or hot-tub remediation. It is between Rush River Resorts LLC (Operator) and the lead adult guest identified below (Guest). The Operator provides the lodging; this agreement does not represent that the Operator owns the real estate.

1 Reservation details

Complete these reservation-specific fields before signing. Attach the accepted booking confirmation and any accepted written changes. Do not include a completed guest form in a public listing.

Lead guest full name: _____

Booking channel and reservation number: _____

Booking confirmation date or reference: _____

Arrival date: _____ Check-in time: _____ Central

Departure date: _____ Check-out time: _____ Central

Number of guests in party: _____ Expected vehicles: _____

Reachable telephone during stay: _____

Operator stay contact and telephone: _____

Approved reservation-specific exceptions, if any: _____

_____

2 Reservation terms and documents

The accepted booking confirmation supplies the rental price, taxes, disclosed fees, payment schedule, cancellation and refund terms, dates, check-in and check-out times, and the accommodation and amenities included in the reservation. It includes the terms shown and accepted when booked and any later change validly accepted by both parties. A later website revision is not part of this reservation merely because it is online. For a direct booking, the Operator must supply a written confirmation containing these terms before the Guest agrees to book.

This agreement includes Schedule A Property Rules and Schedule B Actual Damage and Remediation. The Operator must disclose the complete terms, signature requirement, visual ID check, and required contact information and its purpose before booking, using the platform's designated listing sections when applicable. A later signature does not cure an undisclosed post-booking condition. This agreement creates no additional security deposit, card hold, automatic card charge, fixed fine or automatic deposit forfeiture. No prior fine schedule, pool waiver, camera condition or general website disclaimer is incorporated by reference. These documents govern this stay only after valid agreement; they do not change earlier reservations retroactively.

Mandatory law controls. For a platform booking, applicable platform terms, policies, payment procedures and guest protections remain in effect; this agreement does not override them. The booking confirmation controls the commercial terms listed above. Schedule B controls any claim under this agreement for damage or extraordinary remediation. A conflicting term must be resolved consistently with those priorities, not by imposing an undisclosed new obligation on the Guest.

3 Identity contact and guest registration

The lead adult Guest must be the arriving person responsible for the reservation and sign this agreement before occupancy. At arrival, an authorized representative may visually compare that person with a government-issued photo ID and the reservation name. The Operator will coordinate this in-person check consistently with the arrival arrangements disclosed for the booking. No ID upload is required, and no ID image, copy or document number will be collected or retained.

The Guest shall provide or confirm one telephone number at which they can be reached during the stay for arrival coordination and urgent property or safety communications. An appropriate number already supplied through the booking may be confirmed rather than collected again. It will not be used for marketing. Requests for a reasonable accessibility-related adjustment will be considered under applicable law and platform rules.

The Operator maintains a written or electronic guest register with the registered Guest's full name, contact information, arrival and departure dates, and number of guests in the party. Wisconsin's guest-registration rule requires the register to be retained and available for authorized inspection for at least three years. Access to guest information is limited to authorized personnel and lawful operational, recordkeeping or dispute needs; records will be secured and disposed of when no longer required. This agreement requests no Social Security number, financial account details or children's identity documents.

4 Use of the property and communication

The Guest shall share the agreed property rules with everyone in their party and their visitors and take reasonable steps to ensure compliance. Damage responsibility is limited by Schedule B; the Guest does not sign away another person's injury claims. Guests may use the accommodation and amenities included in their reservation, subject to disclosed safety instructions and lawful restrictions. No access to neighboring land or facilities not included in the reservation is granted.

Report damage, missing items, unsafe conditions or equipment problems to the Operator promptly. Report an immediate emergency to 911 and identify the property address above. Do not attempt electrical, pool-chemical, mechanical or other hazardous repairs. Prompt arrival reporting helps document condition; failing to spot or report a pre-existing condition does not make the Guest responsible for it.

5 Compliance and lawful remedies

Follow applicable law and the agreed rules. On notice from the Operator, promptly stop unsafe or disruptive conduct, stop equipment misuse, and move improperly parked vehicles when safe. For an immediate danger, emergency services may be contacted. A rule violation alone does not create a monetary fine.

The Operator may pursue only remedies available under applicable law and, for a platform reservation, applicable platform procedures. This agreement grants no right to forcible removal, lockout, utility shutoff, automatic cancellation without required process, or unrestricted entry. It contains no personal-injury release, negligence waiver, broad indemnity, mandatory arbitration provision or automatic attorney-fee obligation.

6 Agreement and changes

Wisconsin law governs, subject to mandatory legal protections and applicable platform terms. Any change must be in writing and validly accepted by both parties; a message through the booking platform may record that acceptance. Safety instructions may explain the agreed rules but may not be used to add undisclosed charges or materially change the booking. If a provision cannot lawfully be enforced, it will not be enforced; the remainder applies only to the extent permitted by law.

The signatures at the end apply to this agreement and both schedules. The Operator will provide the Guest a copy of the completed agreement, schedules and accepted booking confirmation.

Schedule A Property Rules

These rules apply to the reservation identified on the first page. Monetary responsibility, if any, is governed by Schedule B, not a fixed penalty schedule.

A1 Occupancy parking and neighbors

No more than 16 persons may be on the premises at any time, including visitors, without the Operator's prior written approval. No more than 10 vehicles may be present without prior written approval. An approval cannot exceed lawful occupancy, fire, septic, parking or other applicable limits. The booked party size and any approved exception must remain within those limits.

Park only in designated permitted areas. Do not park on grass or on 460th Street. Keep the shared gravel driveway, easement route, emergency access and neighbors' access clear; do not stop, unload or park where that access is blocked. Do not leave the authorized driveway route or enter neighboring land. Parking on 113th Avenue or any other public road is allowed only where lawful and consistent with signs and restrictions; this agreement grants no public-road parking permission. Follow the property-specific parking and access directions supplied for the reservation.

Quiet hours are 11 p.m. to 7 a.m. daily. Loud outdoor music is prohibited at any time. Avoid excessive, repeated or disruptive noise, including along the lakeshore. Threatening, violent, disorderly or dangerously intoxicated conduct and illegal activity are prohibited. Do not bring or use fireworks or firecrackers.

Arrive and depart at the confirmed times. Early check-in or late check-out requires prior written approval. Lock the door on departure. There is no automatic hourly or flat overstay fine under this agreement.

A2 Pool hot tub and water safety

A responsible adult must actively supervise children and anyone who needs assistance around water. Never leave the uncovered pool unattended. Keep the automatic pool cover closed when the pool is not in use and during sleeping hours. Check that everyone is out of the water before operating a cover; never stand, sit or play on it. A cover is not a substitute for supervision.

Close the hot-tub cover when not in use. Do not sit or stand on the cover. If a cover cannot be operated or secured safely, stop use and contact the Operator promptly. Do not force a mechanism.

Follow the disclosed operating and posted safety instructions. No diving, running or rough play around the pool or hot tub. Keep glass out of the water and away from pool and hot-tub edges and the immediate wet deck. Do not use the pool or hot tub while impaired. Shower after lake use and before entering the pool or hot tub. Do not wear shoes in the pool or on the treehouse net.

Keep soap, dyes, food, drinks, oils and other foreign substances out of the pool and hot-tub water. Do not remove skimmer baskets, safety equipment, change chemical systems or enter restricted equipment areas. Report contamination immediately and stop use until the Operator confirms that use is safe. The Guest must not add chemicals, drain, refill or attempt to sanitize the pool or hot tub.

Do not touch or splash the TV or LED wall. Do not throw balls or play volleyball near it. Control splashing and water carried out of the pool. Use the provided catch mats to dry off before walking through the living areas, and be dry before using furniture. These rules protect the electronics; they do not make the Guest responsible for ordinary humidity, normal use or equipment defects.

When the pool cover is open and pool water is visible, the Guest must ensure the interior camera is uncovered.

A3 Animals smoking and furnishings

Pets are not permitted. Service animals are welcome, and other assistance animals will be accommodated as required by applicable law and platform policy. No prohibited pet fee, deposit or charge for ordinary service-animal hair or dander will be imposed. Permitted assistance animals must be controlled and housebroken and must not be left alone without approval where applicable policy requires it. Service animals may accompany their handlers in guest-accessible pool-deck and common areas; no animal may enter the pool or hot-tub water. Actual animal-caused damage is evaluated under the same Schedule B standards, without an automatic animal or sanitation charge.

No smoking or vaping inside any building or within 15 feet of a structure. Dispose of cigarette ends safely; do not litter. Decorations are allowed without damage, but glitter is prohibited. Keep furnishings in good order and do not rearrange furniture without permission. Do not remove mattress protectors or mattress and pillow encasements.

A4 Grounds equipment and ordinary care

Do not hang from the basketball rim, goal or backboard. Use equipment only as intended. Turn off the outdoor grill and firepit propane when not in use. Do not walk between the A-Frames. Commercial photography or filming requires prior written permission, subject to applicable law and platform rules. Ordinary personal vacation photos and videos do not require permission.

Avoid heavy equipment, event equipment or traffic that damages a wet, damp or soft lawn. Relocate or stop an activity if sinking or rutting occurs. Ordinary yard use is welcome when conditions allow. Keep a safe distance from lawn and snow-removal crews. Follow disclosed service arrangements; this clause creates no new permission to enter occupied lodging.

Flush only toilet paper and ordinary human waste. Do not flush wipes, hygiene products or other materials. Place ordinary household trash in the designated on-site receptacles identified in the arrival instructions. Do not move containers positioned by the service team for Thursday-night or Friday pickup. Guests are not required to take trash off-site.

Linens and bath towels are provided; daily housekeeping is not included. Routine turnover cleaning, bedding removal and ordinary housekeeping remain the Operator's responsibility. No per-item trash, towel or housekeeping fine applies.

Schedule B Actual Damage and Remediation

This schedule is part of the reservation agreement identified on the first page. It is a contractual damage provision, not an HOA fine, assessment or injury waiver.

B1 Responsibility and exclusions

To the extent permitted by law, the Guest is responsible for reasonable, documented physical property damage and extraordinary cleaning or remediation directly caused by the negligent or intentional acts, misuse, or breach of the agreed property-protection rules of the Guest, their occupants, visitors or invitees. The Operator must establish the cause, necessary work, amount and its legal entitlement to recover the loss. Responsibility is not automatic merely because a problem is discovered after the stay.

Covered property includes the TV and LED wall, basketball goal and backboard, pool and hot-tub covers and equipment, furnishings, landscaping, parking and driveway improvements. No charge is due for ordinary wear, normal use, routine turnover cleaning, scheduled maintenance, pre-existing damage, latent defects, or a condition attributable to the Operator, owners, their staff or contractors. Extraordinary cleaning means necessary work materially beyond ordinary turnover, not routine tidying, a minor mess or an isolated item of trash.

B2 Necessary pool and hot tub remediation

If conduct covered by B1 makes corrective work reasonably necessary, recoverable actual costs may include the necessary draining, cleaning, sanitizing, refilling, replacement treatment chemicals and reheating of pool or hot-tub water, together with directly necessary labor, equipment and utility use. A full drain and refill is chargeable only when reasonably necessary for safe restoration, not simply preferred over an adequate less costly treatment. Work must follow applicable health requirements and appropriate equipment and professional guidance.

The claim must explain what happened, why the selected treatment was necessary, and how each cost was calculated. Support may include dated condition photographs, water-test or service records, a qualified technician's explanation, invoices, receipts, labor records and documented utility use or a reasonable explained calculation. Routine water changes, ordinary chemical balancing, scheduled cleaning and unrelated repairs are excluded. There is no minimum contamination charge or automatic pool-cleanup amount.

If misuse damages equipment as well as contaminating water, the necessary repair and remediation may both be claimed only to the extent they are distinct actual losses. Labor, chemicals, water, utilities or any other component may not be counted twice. Reported contamination does not by itself establish that a full water change was necessary or that the Guest caused it.

B3 Repair replacement and valuation

Use reasonable repair where it can safely and appropriately restore the item. Replace an item or component only when replacement is reasonable, including where repair is not feasible or is uneconomic. Account for the item's age, prior condition, remaining useful life, depreciation and salvage value; do not charge for an upgrade, betterment or automatic new-for-old replacement.

For the TV or LED wall, identify the damaged component and why the proposed repair or replacement is needed. For the basketball goal, backboard, hot tub and covers, document the actual damage and the reasonable repair or age-adjusted replacement cost. Historical purchase prices and earlier replacement incidents do not establish the amount owed for this stay. There is no fixed per-panel, basketball-goal, towel or other replacement tariff.

Necessary extraordinary cleaning, smoke remediation, misuse-caused septic work, lawn repair or wasted propane is subject to the same causation, documentation, reasonableness and no-duplication standards. Normal operating expense, unsupported hourly surcharges and punitive markups are excluded. The Operator must take reasonable steps to limit avoidable additional loss.

B4 Claim notice response and payment

The Operator will give the Guest an itemized written claim identifying the event, supporting evidence, work, amount and a way to respond. An estimate must be identified as an estimate and reconciled to the documented final loss; any excess collected must be credited or returned. The Guest may provide evidence or dispute responsibility, necessity or amount. A bill is not a binding determination of disputed liability, and silence is not consent to a charge.

For a platform booking, claims and payments must use the procedures and deadlines required by that platform and applicable law. For a direct booking, an undisputed final itemized amount is due within seven calendar days after receipt, unless a longer period is required by law or agreed in writing. The Operator will allow a reasonable opportunity to respond before pursuing collection. A disputed amount is payable only as later agreed or determined through applicable lawful procedures; this does not extend a legal or platform filing deadline.

Credit all payments and insurance, platform or other recoveries covering the same loss so that the Operator does not collect twice. This agreement does not authorize an automatic card charge, deposit deduction or forfeiture, fixed fine, collection surcharge, interest charge or attorney-fee award. It creates no automatic lost-rent or consequential-damage charge. No amount or successful recovery is guaranteed merely by making a claim.

B5 Confirmation and signatures

By signing, the Guest and Operator agree to the identified reservation terms and this agreement, including Schedules A and B. The Guest acknowledges receiving the complete terms disclosed before booking and understands that actual guest-caused damage and necessary remediation may be payable only under Schedule B's limits and procedures. The Guest is not accepting an automatic damage amount or releasing personal-injury claims.

Guest printed name: _____

Guest signature: _____ Date: _____

For Rush River Resorts LLC

Authorized representative name and title: _____

Signature: _____ Date: _____

Reservation number: _____

Electronic signatures and counterparts may be used where lawful. Each party receives a complete signed copy with the accepted booking confirmation.