



# Lake Ranch Reservation Policy

## Peak, Mid and Holiday

- Season 50% of the total room and tax is required to confirm your reservation. One night stays require full payment.
- The balance of room and tax is due upon arrival.
- **Cancellation:** All payments for your vacation stay are non-refundable unless we are able to re-rent the canceled room to another party. Lake Ranch reserves the right to use its best judgment in re-renting the unit and may be required to offer a discount in order to re-rent the room. If we are able to re-rent the canceled room we will first apply the amount collected to the balance due and refund the surplus amount collected less a fee of \$50.00. If you need to cancel, please provide as much time as possible for us to re-rent your room.
- No refunds on early departures.
- Some weekends and holidays may require a minimum stay of 2 or more nights.
- Peak Season 2010 – Tulip Time (4/31-5/8/2010), Memorial Day 5/29 through Labor Day 9/7. The peak season payment policy applies if any part of your stay falls within this season.

## Low & Special Season

- A one night deposit is required to confirm a reservation.
- The balance of room and tax is due upon arrival.
- Cancellation: No penalty if your reservation is canceled at least 48 hours prior to your scheduled arrival.
- No refunds on early departures.
- Low season 2010 – 5/10 through 5/21 and 9/7 through 10/31.

## Other

- Lake Ranch Resort is open from Early May to Late October.
- Rates apply for two people in a room. Children under 12 stay free. Additional person rate \$5.00 per night.
- Occupancy: Please be sure that the amount of people staying in the room does not exceed the maximum allowed. If you have more than the specified amount, please change the room size to fit your needs.
- **Important Guests Policy** – In order to ensure owners and guests staying at Lake Ranch are able to enjoy the open area facilities and pool etc. without overcrowding we have recently added a guest policy. Subject to occupancy levels and advance approval a maximum of four guests may be allowed to use the Lake Ranch facilities. We have had issues with large groups of friends and family who are staying at area hotels or Holland State Park utilizing the pool and gazebo area causing overcrowding of the facilities. We ask your cooperation in following this important policy. We are sorry for any inconvenience this may cause.
- Check in time is 3pm or later. Please advise us of your travel plans so that we may best accommodate your needs. Please advise us if you plan on arriving after 7pm.
- Check out time is 10 a.m.
- **New Smoking Policy** - All rooms and porches, the pool area, club house and any location within 25 feet of any door or porch are designated non smoking.
- Sorry, no pets allowed. The Owners' Association have adopted a very strict 'no pet policy' for renters and guests. We apologize for any inconvenience this may cause.
- **New Payment Policy** – We request that all advance deposits be made by mailing a check or money order to Lake Ranch Resort. For your convenience, we accept Visa, MasterCard and Discover at the resort, but prefer payment by check.

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