

Turtle Proper-Tease, LLC Welcome Packet

Welcome to Turtle Proper -Tease, LLC

We're delighted you're here! Turtle Proper -Tease is our family 's beach home in Ocean Lakes, and we 're proud to be able to share it for your Myrtle Beach stay. We ask that you please treat the home with the same care you would your own —respecting the space, neighbors, and policies —so every guest can enjoy a comfortable visit. We hope you have an amazing time!

Turtle Proper -Tease exterior at Ocean Lakes Highlights & Amenities

- Max occupancy: 6 guests.
- Three TVs (basic cable) + Wi -Fi.
- Fully furnished with a cozy coastal vibe.
- Short walk to the beach and Ocean Lakes amenities.

Key Policies (Summary)

- No pets. No smoking/vaping.
- Parking passes are purchased directly from Ocean Lakes (up to two vehicles at the home; others in overflow).
- Respect Ocean Lakes rules and community quiet hours.

Payments & Deposit

A refundable security deposit of \$300 is required with a rental agreement. The deposit will be returned within 10 days of departure provided the property is left in good condition and that all rental agreement terms are met. Upon approval of a booking request, a refundable \$300 deposit and one-half of the total gross rent (including taxes and cleaning fees) are due. The remaining balance is due in full 60 days prior to check-in (except last-minute reservations). The approval email will outline payment options.

Deposit Forfeiture

- Intentional acts, gross negligence, or willful conduct.
- Evidence of and/or damage caused by pets (pets are prohibited).
- Evidence of smoking/vaping.
- Damage by unauthorized groups.
- Failure to follow required cleaning guidelines (remove linens, clean dishes, trash removal).
- Loss of use or damage to the rental property.
- Any action that violates Ocean Lakes rules/regulations or local, state, or federal laws.
- Loud disturbances and/or house parties (please respect neighbors).
- Improper parking (do not use another site's space or extend into the street).
- Failure to follow Ocean Lakes policies at all times. See:
https://www.oceanlakes.com/wp-content/uploads/2024/12/2025-Policies-from-Magazine_FINAL-12.11.24.pdf

Damage & Liability

Guests must immediately report any and all damage within 24 hours of the event causing damage. Turtle Proper- Tease, LLC and its property owners are not responsible for damage, loss, or theft of personal property, including but not limited to automobiles, motorcycles, recreational vehicles, personal items, and cash.

Cancellation Policy

- More than 60 days prior to arrival: full refund, less a \$100 administration fee.
- 31-60 days prior to arrival: the \$300 deposit is retained; any additional payments are refunded.
- 30 days or less prior to arrival: no refund (includes cancellations, refusal of the property, or no -shows).
- Goodwill flexibility: if we rebook the same dates after a <30- day cancellation, we refund the amount recovered (less the \$300 deposit).
- Occupancy rights: we may discontinue occupancy if, in our sole opinion , continued occupancy is detrimental to the premises.

Cleaning Policy

A \$200 cleaning service is required on every reservation. Linens are included. Additionally, you are required to remove sheets from beds and remake beds with covers and pillows, wash any dirty dishes, and take out the trash. The home is professionally cleaned prior to arrival. If there is a cleaning problem, report it by 9:00 PM on your check-in day or by 10:00 AM the following morning.

Golf Carts

No golf cart is included with the unit. Ocean Lakes offers golf car rentals at 843 -238 -8841 (21+ with a valid driver's license). If bringing your own electric cart, contact the Ocean Lakes golf cart office for current rules.

Maintenance

All equipment should be in working order. Please report issues to 540-525-4308. No refunds for mechanical failure of TVs, cable, Wi-Fi, or small appliances.

Locked Utility Sheds & Closets

Owner storage areas are locked and not part of the rental. These personal items—including golf carts—are not included.

Construction

Our area grows quickly and construction can occur nearby. We appreciate your patience; refunds or moves are not offered.

Lost Keys

Two keys are provided. There is a \$15 charge per lost key. Please return both keys to the key box before departure.

Drinking Water

Ocean Lakes provides two free water stations in the park. Jugs are in the upper kitchen cabinets. We recommend using station water for drinking and cooking.

Parking

Parking passes are required for all vehicles and must be purchased directly from Ocean Lakes. Rates are set by Ocean Lakes and may change. Up to two vehicles may park on the lot; additional vehicles must use overflow parking. All guests must follow Ocean Lakes' parking and vehicle rules (including any restrictions on motorcycles, campers, and motor homes).

Checkout Checklist

- Remove used sheets from beds; remake beds with covers and pillows only (linens included with cleaning).
- Wash and put away any dirty dishes; wipe kitchen counters and microwave interior.
- Empty the refrigerator, freezer, and all cabinets (condiments may remain).
- Bring in outside chair cushions; turn off ceiling fans and lights.
- Empty all indoor trash; replace liners; roll outside can to the street if applicable.
- Ensure windows and doors are locked; return both keys to the key box.

This owner, operator or sponsor of this site or promotion is not affiliated with or sponsored by Ocean Lakes Family Campground, L.P., the operator of Ocean Lakes Family Campground, Ocean Lakes Properties, The Jackson Companies or any of their subsidiaries.

This page is operated by Turtle Proper-Tease, LLC. who include Annual Site Leaseholders and homeowners.

