

DAY-USE RENTAL AGREEMENT AND RISK ACKNOWLEDGMENT

Private use of West Hollow Cabin and The Meadow near Boaz, Alabama. This Agreement is for one registered adult guest and does not authorize an overnight stay.

AGREEMENT AND GUEST INFORMATION

Agreement date *

Guest Rules version date *

Guest phone *

Guest full legal name *

Guest email *

Emergency contact name *

Emergency contact phone *

Relationship

1. RESERVATION

Reservation type (choose one):

Half-day

Full day

Other approved day use

Reservation date *

Arrival time *

Departure time *

Rental fee *

Amount paid

Balance due

Payment method

Areas and permissions included in this reservation:

- | | | |
|---|---|---|
| ☐ West Hollow Cabin and porch | ☐ The Meadow walking route | ☐ The Hearth composting toilet |
| ☐ Outdoor fire ring | ☐ Indoor wood stove | ☐ The Clearing |
| ☐ Approved pet | ☐ Approved gorge route | |
| ☐ Supervised equipment activity - separate addendum required | | |

Other approved area, activity, or condition

Reservation-specific cancellation or refund terms

2. TEMPORARY DAY USE - NO TENANCY

Oak Hollow Cabins grants the Guest temporary permission to use only the approved areas during the confirmed time. This Agreement creates no residential tenancy, leasehold, lodging right, or right of possession. The Guest may not receive mail, establish residence, store property, arrive early, remain after departure, or return without a new reservation.

Only the registered Guest may enter unless another person has been approved in writing. No visitor, party, gathering, event, commercial session, or customer-facing activity is permitted without prior written approval.

PROPERTY CONDITIONS AND PERMISSIONS

Read these disclosures carefully. West Hollow is intentionally simple, off-grid, and reached on foot.

3. WEST HOLLOW AND THE MEADOW

West Hollow is a furnished 12-by-24-foot off-grid cabin with an XL twin bed, reading chair, desk, counter, jug-water sink setup, covered porch, and indoor wood-burning heater/stove. The Meadow is an approximately 1,300-foot natural grass corridor surrounded by woods. The Hearth is a separate composting-toilet structure.

The cabin has no electricity, pressurized running water, Wi-Fi, television, refrigerator, conventional kitchen, indoor bathroom, shower, or ordinary climate control. Water is supplied in jugs. Cellular service may be weak or unavailable. The Guest must bring needed food, drinks, medications, personal supplies, weather-appropriate clothing, and a flashlight or headlamp if the visit may extend beyond daylight.

4. PARKING, WALK-IN ACCESS, AND BOUNDARIES

The Guest shall park only where directed. West Hollow is reached by a roughly 200-to-250-foot walk. Vehicles are not permitted at the cabin, on cabin paths, in the Meadow, or elsewhere on the property without specific permission. The Guest shall wear suitable footwear and carry personal belongings unless a cart is expressly made available.

The reservation does not provide unrestricted access to the 70-acre property. East Hollow, Oak Hollow Studio, The Clearing, the gorges, work areas, storage areas, equipment, vehicles, and posted, closed, fenced, or occupied areas are excluded unless specifically selected on page 1 or approved in a later written instruction.

5. GUEST RULES AND HOST INSTRUCTIONS

The West Hollow & The Meadow Guest Rules & Property Instructions identified by the version date on page 1 are incorporated into this Agreement. The Guest agrees to read and follow them. Reservation-specific written instructions control over a general rule when they are more restrictive or address a particular condition.

The Host may close an area, withdraw a fire or activity permission, or give a reasonable safety instruction because of weather, fire danger, maintenance, animal activity, equipment condition, or another concern. The Guest shall comply immediately. No oral statement expands the approved areas or activities unless confirmed in writing.

6. FIRE, STOVE, AND COOKING AUTHORIZATION

Authorization for this visit (choose one):

No fire or stove use

Outdoor fire ring only

Indoor stove only

Both

No fire or wood-stove use is permitted unless authorized above and approved for that day. The Guest shall use only approved fuel and methods, keep every fire small and attended, maintain required clearance from combustibles, and fully extinguish outdoor fire before departure. Liquid accelerants, trash burning, and unattended fires are prohibited. The Guest shall leave immediately and call 911 if smoke, fire, or carbon monoxide creates an emergency.

7. PET AND ALCOHOL STATUS

Pet:

No pet

Approved pet

Alcohol:

Not permitted

Approved

Approved pet details or alcohol conditions

8. PERSONAL USE; NO HOST-PROVIDED SERVICES

Oak Hollow Cabins provides access to the approved setting; it does not provide therapy, medical care, supervision, security, guided recreation, childcare, food preparation, or food service. Any food is selected, transported, stored, prepared, and consumed by the Guest at the Guest's responsibility. The Guest must be able to contact emergency services and manage personal needs without depending on the Host.

RISK ACKNOWLEDGMENT AND RESPONSIBILITY

This section describes material conditions and risks of voluntarily using a rural, off-grid cabin and natural land.

9. ACKNOWLEDGMENT OF NATURAL AND OFF-GRID RISKS

The Guest understands that Oak Hollow is rural land rather than a controlled resort environment. Conditions can include uneven, wet, muddy, rocky, steep, or slippery ground; holes; roots; loose rock; fallen trees; falling limbs; sharp vegetation; darkness; heat; cold; rain; wind; lightning; smoke; fire; and sudden changes in weather.

The Guest may encounter ticks, mosquitoes, wasps, spiders, snakes, rodents, dogs, and other domestic or wild animals. Water, plants, berries, mushrooms, and natural materials may be unsafe. Cellular service may be limited or absent, and emergency response may be delayed by the rural location and private gravel access.

Cabin and activity risks may include slips, trips, falls, burns, smoke or carbon-monoxide exposure, splinters, cuts, foodborne illness, allergic reactions, physical exertion, and aggravation of an existing health condition. The Guest accepts the ordinary and inherent risks of the approved activities and agrees to use reasonable care, remain within personal abilities, and stop whenever conditions appear unsafe.

10. SPECIAL AREAS AND ACTIVITIES

THE CLEARING. The Clearing is excluded unless selected on page 1. If approved, the Guest may prepare the Guest's own food only with authorized facilities and in compliance with fire, food-safety, cleanup, and host instructions. Wood-fired equipment may be unavailable because of weather, construction status, maintenance, or fire conditions.

GORGES. Both gorges are closed unless an approved gorge route is selected on page 1 and the Guest has received the required orientation. Gorge conditions may include steep slopes, sudden drop-offs, loose rock, fallen trees, mud, slippery creek beds, intermittent or rising water, and absent cellular service. Gorge access is prohibited after dark or whenever closed by the Host.

TOOLS AND EQUIPMENT. The Champion 34-ton log splitter, tractor, mower, chainsaw, power tools, and all other equipment are excluded from ordinary day use. No equipment activity is authorized unless identified on page 1, governed by a separate signed addendum, and directly supervised by the Host after safety instruction and provision of required protective equipment. The Guest may not use equipment while impaired, fatigued, or affected by medication that reduces alertness.

11. HEALTH, FITNESS, AND PERSONAL JUDGMENT

The Guest is responsible for deciding whether the walk to the cabin, Meadow walking, fire use, outdoor conditions, and any separately approved activity are suitable in light of the Guest's health, mobility, experience, medication, allergies, and physical condition. Oak Hollow Cabins makes no representation that an activity is suitable for a particular person merely because permission is given.

The Guest shall not participate in a fire, gorge, cooking, or equipment activity while impaired by alcohol, cannabis, medication, fatigue, illness, or another condition affecting judgment or coordination.

12. ASSUMPTION OF RISK; NONWAIVER

The Guest voluntarily assumes responsibility for loss, injury, or damage resulting from the ordinary and inherent risks described in this Agreement, from entering an unauthorized area, from violating instructions, or from the Guest's own acts or omissions. The Guest is responsible for permitted visitors or animals and for damage they cause.

Nothing in this Agreement releases Oak Hollow Cabins, the property owner, or the Host from liability that cannot lawfully be waived, including liability arising from conduct for which Alabama law does not permit advance exculpation. This Agreement does not replace the Owner's obligation to exercise duties imposed by applicable law.

GUEST INITIALS CONFIRMING SECTIONS 9-12

Guest initials *

Date *

13. PROPERTY CARE, PERSONAL PROPERTY, AND DAMAGE

The Guest shall protect the cabin, furnishings, porch, Meadow, The Hearth, paths, and every approved add-on area; remove food, trash, art materials, and belongings; and report damage or hazards promptly. The Guest is responsible for reasonable repair or replacement costs for damage beyond ordinary wear caused by the Guest, an approved visitor, or an approved pet. Oak Hollow Cabins is not responsible for lost, stolen, forgotten, weather-damaged, or wildlife-damaged personal property except as required by law.

ENFORCEMENT AND ACKNOWLEDGMENTS

Complete every required acknowledgment before signing the Agreement on page 5.

14. SAFETY CLOSURE; EARLY TERMINATION

The Host may close an area or cancel, delay, shorten, or reschedule a visit when weather, fire conditions, maintenance, access, equipment, animals, or another safety concern reasonably requires it. If Oak Hollow Cabins cancels the entire visit before arrival, the Guest will receive a refund or mutually accepted rescheduling unless the cancellation resulted from the Guest's breach.

Oak Hollow Cabins may end the visit without refund if the Guest brings an unapproved person, enters a closed area, uses fire or equipment without permission, creates an unsafe condition, seriously disturbs the property, acts unlawfully, or refuses a reasonable instruction. The Guest shall leave promptly when directed.

15. EMERGENCIES AND COMMUNICATIONS

For fire, serious injury, medical emergency, or immediate danger, call 911 first and then notify Oak Hollow Cabins when safe. Stop using and report any damaged, malfunctioning, or unsafe area or item. Host: Richard Fricks, 256-557-0517. Backup: 256-281-6722. Property: 431 Pencil Way, Boaz, Alabama 35956.

Routine reservation communications and written permissions may be delivered by email or text using the contact information in this Agreement. Each party shall report a change in contact information promptly. The parties consent to receive and retain this Agreement electronically and may sign it electronically.

16. ENTIRE AGREEMENT; ALABAMA LAW; SEVERABILITY

This Agreement, the reservation confirmation, the incorporated Guest Rules, and any signed addendum constitute the entire agreement for this day-use reservation. A change must be in writing and accepted by both parties. Alabama law governs. If a provision is unenforceable, the remaining provisions continue to the extent permitted by law. A failure to enforce one provision on one occasion does not waive later enforcement.

17. GUEST ACKNOWLEDGMENTS

- ☐ I am at least 19 years old and legally able to enter this Agreement.
- ☐ I have read all five pages of this Agreement and had an opportunity to ask questions.
- ☐ I received and reviewed the Guest Rules identified on page 1 and agree to follow them.
- ☐ I understand the off-grid facilities, walk-in access, natural conditions, boundaries, and absence of ordinary utilities.
- ☐ I understand the risks described in sections 9-12 and voluntarily choose the approved activities.
- ☐ I will use only the areas, fires, animals, and activities expressly approved for this reservation.
- ☐ I supplied accurate emergency-contact information and understand that cellular service and emergency response may be limited.
- ☐ I can retain a completed copy of this Agreement, the Guest Rules, and any addendum.

Guest initials confirming all acknowledgments *

SIGNATURES AND RETURN

The Guest signs first. Oak Hollow Cabins accepts the reservation by countersigning below.

GUEST

Printed full legal name *

Electronic signature *

Date *

OWNER / HOST - OAK HOLLOW CABINS

Printed name / title

Richard L. Fricks / Oak Hollow Cabins

Electronic signature *

Date *

SAVE AND RETURN

After completing the form, save the PDF, reopen it, and confirm that all entries, checkmarks, selections, initials, and signatures were retained. Email the saved PDF to richardfricks@gmail.com with the subject line: West Hollow Day-Use Agreement - Guest Name. Leave the Owner signature and date blank unless instructed otherwise. Keep a completed copy with the Guest Rules for your records.

PRACTICAL LEGAL NOTICE: This is a general working agreement, not a substitute for advice from an Alabama attorney or insurance professional. Before regular use, confirm applicable business-license, zoning, fire-safety, sanitation, insurance, tax, and premises-liability requirements.