

The Lakes of St. David RV Resort

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Pet Casita Agreement

Casitas 187 and 195 only

1. GUEST AND RESERVATION

GUEST NAME	_____	RESERVATION #	_____
CASITA #	_____	PHONE	_____
ARRIVAL	_____	DEPARTURE	_____
EMAIL	_____		

2. DOG INFORMATION

Dogs only — no cats or other animals. Maximum of two (2) dogs per casita.

	DOG NAME	BREED
DOG 1		
DOG 2		

Guest affirms that each dog listed above is currently vaccinated for rabies and is well-behaved and non-aggressive. Undeclared dogs are subject to a \$250 fee and may result in removal from the casita without refund.

3. PET DAMAGE FEE

A non-refundable Pet Damage Fee of \$100.00 applies to this reservation. The fee is charged per stay and is the same whether one dog or two dogs are present. It covers additional deep cleaning and the routine wear associated with pets, including linens and floor coverings.

This fee is not a security deposit. It is not refundable and will not be returned at checkout. It does not limit Guest's liability for damage as described in Section 5.

The standard \$50.00 casita cleaning fee applies to all casita reservations and is separate from this fee.

4. CASITA PET RULES

- Dogs are permitted only in casitas 187 and 195. Dogs are not allowed in any other casita, the clubhouse, restrooms, showers, laundry room, activity center, or the pool and pool deck. Leashed dogs are welcome inside the front office.
- Dogs must be kenneled if left unattended inside the casita. Guest provides the kennel.
- Dogs are not permitted on beds or upholstered furniture.
- Dogs must remain leashed while outside the casita and may not roam freely or be left unattended outdoors.
- During rattlesnake season (March through October), dogs may not be left unattended outdoors at any time. Violations place pets at serious risk.
- No off-leash dogs at The Viewpoint at any time.
- Guest must pick up and properly dispose of all dog waste immediately. Failure to do so results in a \$50.00 cleanup fee per incident.
- Excessive barking or disruptive behavior is not permitted.
- Guest is responsible for any injury or property damage caused by their dog(s) to any person, animal, or property at the resort.

- Management may require the removal of any dog that is aggressive, disruptive, or in violation of this agreement. No refund of room charges or fees will be issued in that event.

This agreement is in addition to the General Resort Pet Policy, which also applies to this stay.

5. CARD ON FILE, DAMAGE LIABILITY, AND PAYMENT AUTHORIZATION

A valid credit card must be kept on file for the entire stay and for thirty (30) days following departure. This is a condition of renting a pet-friendly casita, and applies regardless of how the reservation is paid. Guest may not check in without a valid card on file. If the card on file expires, is cancelled, or is declined, Guest must provide a replacement card immediately upon request.

Guest is responsible for the full cost of repair or replacement of resort property damaged by their dog(s), including but not limited to: stains or damage to flooring and rugs; damage to linens, mattresses, furniture, doors, walls, window coverings, or fixtures; odor remediation; unreported pet accidents; and housekeeping required beyond standard cleaning.

Guest authorizes The Lakes of St. David RV Resort to charge the credit card on file for the full amount of such costs. This authorization is not limited to the amount of the Pet Damage Fee and is not capped at any dollar amount.

If the total amount owed exceeds the amount recoverable from the card on file, Guest remains liable for the balance. Guest agrees to pay all reasonable costs of collection, including collection agency fees and attorney fees. This agreement is governed by the laws of the State of Arizona, and venue for any action lies in Cochise County, Arizona.

6. INSPECTION AND NOTICE

The casita will be inspected within twenty-four (24) hours of departure. If damage is identified, Guest will receive written notice by email that includes an itemized description of the damage, photographs, and the cost of repair or replacement. Guest will have three (3) business days from the date of that notice to respond before the card on file is charged.

7. SERVICE ANIMALS

Service animals as defined by the Americans with Disabilities Act are not pets. No Pet Damage Fee applies to a service animal, and service animals are not restricted to designated casitas. The handler remains responsible for any damage caused by the animal. Emotional support animals, comfort animals, and therapy animals are not service animals under the ADA and are subject to this agreement in full.

8. ACKNOWLEDGMENT

By signing below, Guest confirms that they have read, understood, and agree to all terms of this Pet Casita Agreement, including the non-refundable Pet Damage Fee in Section 3 and the card on file requirement and payment authorization in Section 5.

GUEST SIGNATURE

DATE

GUEST NAME (PRINTED)

CARD ON FILE — LAST 4 DIGITS

RESORT REPRESENTATIVE

DATE