



The TIKI Condominium Vacation Rental

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***WINTER TEXAN – 2021 / 2022 Season
New Season Policies***

***Welcome to the TIKI Condominiums in South Padre Island, Texas!
We sincerely hope you and your family enjoy your stay.***

RESERVATIONS: A booking fee of \$200.00 is required to secure a condominium rental. Payments for the reservation will be divided into four payments due on or before the following dates:

**April 1,
July 1,
Oct 1,
Arrival.**

The booking fee will be credited toward the rental fee. The Tiki provides a Damage Waiver Program for a fee of \$79 for Winter Texans. This fee covers all accidental damages up to \$1,500. It is a non-refundable fee for the season.

All reservations require: (1) a valid credit or debit card, (2) a signed Rental Agreement; and (3) a current driver's license or state-issued identification card.

CANCELLATIONS: Reservations cancelled prior to thirty (30) days from arrival date will be charged a \$200 cancellation fee. Reservations cancelled within thirty (30) days or less prior to arrival date, will result in a charge of 50% of the first month's rent. Reservations cancelled after the scheduled arrival date will be charged the first month's rent. Inclement weather will not be considered a valid reason for refund. The only exception would be a forced evacuation of the island due to a hurricane.

CHECK-IN & CHECK-OUT: Check in starts at 4 p.m. on arrival date and check out is 10 a.m. on departure date. If you plan to check-in after business hours, please call the office to make arrangements. Night attendant can be contacted at (956) 434-1115 after 7pm. **Early check-ins are accommodated when possible but are not guaranteed.**

Office Hours: Regular office hours are from 8:30 am – 6:00 p.m. Extended hours are valid during some Holidays and summer season. Office hours are subject to change.

KEYS: The locks on all rental units have been upgraded to electronic, internet connected locks. You will no longer be supplied a key. You will be given your own four-digit entry code that will be valid for the length of your stay.

PETS: Upon booking, you MUST report if you will be bringing a pet. ALL pets MUST wear a collar band to identify them as registered. If you or your visitors are seen with a pet, you will automatically be charged a pet fee on the credit card you have on file. First pet fee is \$75.00, and a second pet fee is \$45.00. Please pick up after your pet or there will be a \$100.00 fine. Guests hereby agree to comply with the following:

- All pets must have all vaccinations including current rabies and flea & tick treatment.
- All pets must be leashed.
- Any evidence of pets on furniture may incur extra cleaning fees.
- Guests are responsible for cleaning up their pet's refuse. TIKI will provide you with a map showing designated areas where trash bags are available.
- Pets must not cause damage to premises or furnishings. If damage occurs, the cost of the damage will be charged to the credit card on file. Guests are responsible for damages.
- Guests should prevent pets from excessive noise at a level that disturbs neighbors.
- Pets must not be left unattended on balcony or porch.
- The TIKI assumes no responsibility for illness or injury that may occur to pets or humans while on the premises.
- Guests must ensure that pets do not enter the pool or disturb other guests in the pool area or common grounds.

SMOKING: All units at the TIKI are **SMOKE-FREE**. Upon check out, if cigarette, cigar or other smoke odors are detected inside a condominium, guest will be charged a \$500 cleaning fee on their registered credit card.

CLEANING: Cleaning services are available when scheduled through the office. Normal rates of \$80 – 1 bedroom, \$95 – 2 bedrooms, \$115 – 3 bedrooms plus tax. For those guests staying over 30 days, there will be a mandatory light cleaning conducted after 30 days for \$45, plus the final cleaning after checkout.

LAUNDRY FACILITIES: For your convenience, there is a coin operated laundry room on the premises. Per wash: \$2.25 – Dryer: \$2.00. Packs of detergent and drying sheet are available for \$1.00 each at the front desk.

TOWELS: A towel exchange for **Tiki Rental Pool Renters** is available for your convenience every Tuesday and Thursday normally from 11:00 a.m. – 1:00 p.m. Please be sure to check with the office upon arrival for any scheduling changes. The exchange is towels only and the TIKI's towels are NOT allowed in pool area or at the beach.

BBQ PITS:

GAS & CHARCOAL GRILLS ON BALCONIES/PATIOS ARE PROHIBITED!!

Due to our Fire Code, we must restrict both gas and charcoal grilling on the balconies and patios. Electric grills are allowed. We have 4 designated grilling areas for your convenience. Some grilling tools are available on a “first come, first serve basis” at the front office for guest’s convenience. There are stone walkways to each area. Please use them. Make sure you return grilling supplies to the office to avoid any extra charges on account. Repeated use on a balcony/patio after warning will result in eviction.

ILLEGAL ACTIVITIES: The Tiki is proud to be a family friendly, safe environment. We work closely with the SPI Police Department to keep our island a safe place to be. Any suspicion of any illegal activity by any guest will be automatically reported to local law enforcement. If a guest is arrested for any illegal activity, all other guests in the condominium of the arrested person will be subject to immediate eviction without refunding of rental fees.

VISITORS: Visitors are requested and required to come by the office to register both themselves and their vehicles. Visitors must wear wristbands (charge may apply to visitors). Visitor wristbands are strictly for use of the common areas and do not permit visitors to stay in the unit overnight.

WRISTBANDS: Wristbands are required all year long. Any person on the property without a wristband is subject to immediate eviction.

EMERGENCY ENTRANCE INTO UNIT: The manager, security guard or other representatives of the TIKI may enter any rental unit at any time, without notice, for the purposes of protection of property or others, and/or maintenance of the property.

NOISE VIOLATIONS: Registered guests and visitors may not interfere with the peaceful enjoyment of neighboring condominiums. Any noise complaints that result in a police report or police visit will result in loss of the rental total and immediate eviction from the premises.

PARKING: *All vehicles require a Parking Permit if staying at the TIKI.* Permits are available during check-in and must be displayed properly on the front rearview mirror. Only one vehicle can be parked by unit. The second registered vehicle must be parked in the parking lot by the office on Padre Blvd. Tents, campers, or motor homes are not permitted on the property. Due to the overflow parking caused by the beach, the Tiki has been forced to take an aggressive approach to towing unregistered vehicles. PLEASE be sure to have a parking permit readily visible. Violations of the parking policy during heavy traffic periods will result in vehicles being towed at the owner’s expense. The TIKI is not responsible for any fees associated with towing or disablement of any vehicles owned or operated by guests on the property.

LOST OR STOLEN ITEMS: The Tiki is proud to be a family friendly, safe environment. During busier periods and most weekends, the Tiki has Security on the grounds with Police utilizing our Library. Unfortunately, ‘uninvited’ guests can still enter the property at night. Tiki Guests should always lock their unit and vehicles. Personal items should not be left unattended at the beach or the pool even for short periods of time. Don’t invite the unwelcomed by leaving things of value

out on your patio. Unfortunately, The TIKI cannot be responsible for lost or stolen items while on TIKI property.

BALCONY USE: Use of the patio or balcony greatly expands the enjoyment of life at the Tiki. When using the patio or balcony, please be respectful of noise with your neighbors. Please remember, the Tiki restricts hanging towels, clothing or other items from balcony or patio rails or bushes.

SWIMMING POOL: ***THERE IS NO LIFEGUARD ON DUTY.*** ALL GUESTS SWIM AT THEIR OWN RISK. CHILDREN UNDER 12 YEARS OLD MUST BE SUPERVISED AT THE POOL AT ALL TIMES. THIS AGE LIMIT WILL BE STRICTLY ENFORCED!

- Normal Pool Hours are from 9 a.m. to 11 p.m. daily. Visitors of registered guests are required to have Visitor Wristbands and are allowed to use the pools with the registered guest except during restricted access periods. Restricted access periods are at the manager's discretion.
- Pools will close at 10 p.m. during Spring Break.
- Beach sand must be rinsed off at the shower located at the top of the stairs on the seawall prior to entering the pool.
- All trash and belongings should be removed from the pool area when your use is completed.
- No glass containers are allowed in the pool area.**
- Any person under the influence of alcohol or drugs is prohibited from entering the pool.
- Large rafts and boogey boards are not permitted in pool area.
- No running, diving, or horseplay is allowed in pools.
- Proper swimwear is required while in the pool. No cutoff jeans or street clothes are allowed.
- All infants and children not potty trained MUST wear swim diapers when in the pool.
- Any tampering with pool equipment or settings will result in a charge in the amount required to get the pool up to standard.

Winter Texan Guidelines

Must be signed and retained in the office upon arrival

ACKNOWLEDGEMENT: I have read, understand, and agree to abide to all terms and conditions listed in this Agreement. I understand that any violation of these rules may result in eviction with no refund. I understand that the costs of extraordinary cleaning, excessive removal of garbage, missing furnishings, and excessive damages may be charged to my credit card. I authorize the property manager to charge my credit card for any damages or late check-out fees. I understand that if I vacate the property early for any reason or if I am evicted, I am not entitled to a refund.

*I have read, understand, and agree to abide by all terms and conditions listed above.
Please understand that due to COVID-19 and the uncertainties that we are facing at this time some policies may require alteration. Front Desk will inform you upon check in if any changes apply.*

Unit: _____

Rental Period:

From _____

To _____

SIGNATURE OF REGISTERED GUEST

DATE