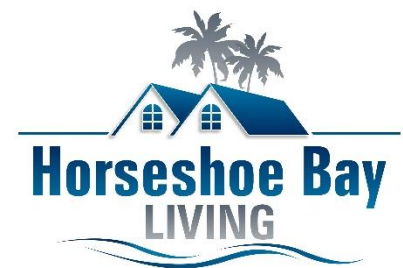




Horseshoe Bay Living
Horseshoe Bay, Texas 78657
www.HorseshoeBayLiving.com



Welcome to Lake LBJ & Horseshoe Bay



104 Cove East #103

Key Contacts:

Kale Stephens: 512 550 3624

Rob Schweizer: 512 222 9139

If there are any emergencies while at the house, please contact 9-1-1 or us immediately

Address is:

104 Cove East, Unit 103

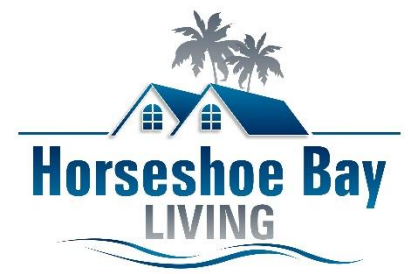
Horseshoe Bay, Texas 78657

Area Guide information:

www.HorseshoeBayLiving.com

WiFi Network: Sundowner103-Guest

WiFi Code: Dropshot-Rig



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Location of the Property:

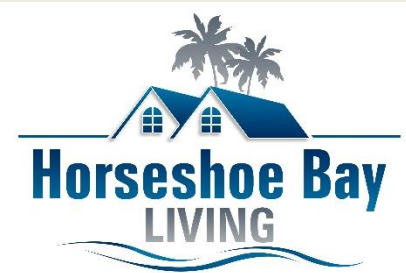
104 Cove East, Unit 103 is a townhouse located in **The SUNDOWNER** complex

A picture of the entrance to The Sundowner complex is on the left

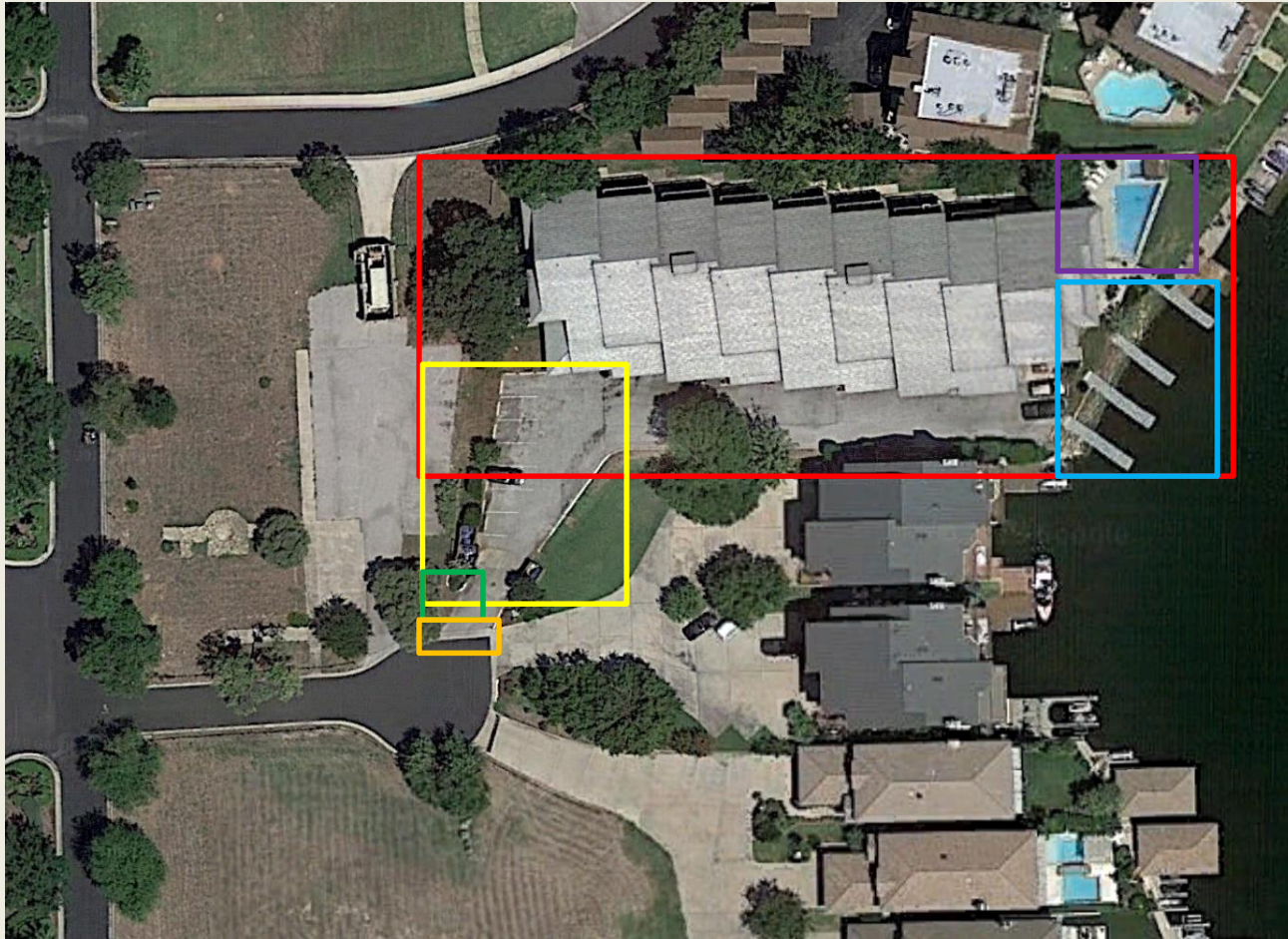
This is just off Cove East Street

Cove East is just off Horseshoe Bay Boulevard

Horseshoe Bay Boulevard is the main entrance way to the HSB Resort and Yacht club



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Overview of the SUNDOWNER complex:

Red Outlined Box: highlights the location of The Sundowner complex

Yellow Outlined Box: unreserved overflow parking for guests

Purple Outlined Box: Pool and BBQ areas

Light Blue Outlined Box: 4 day docks for boats and jet skis

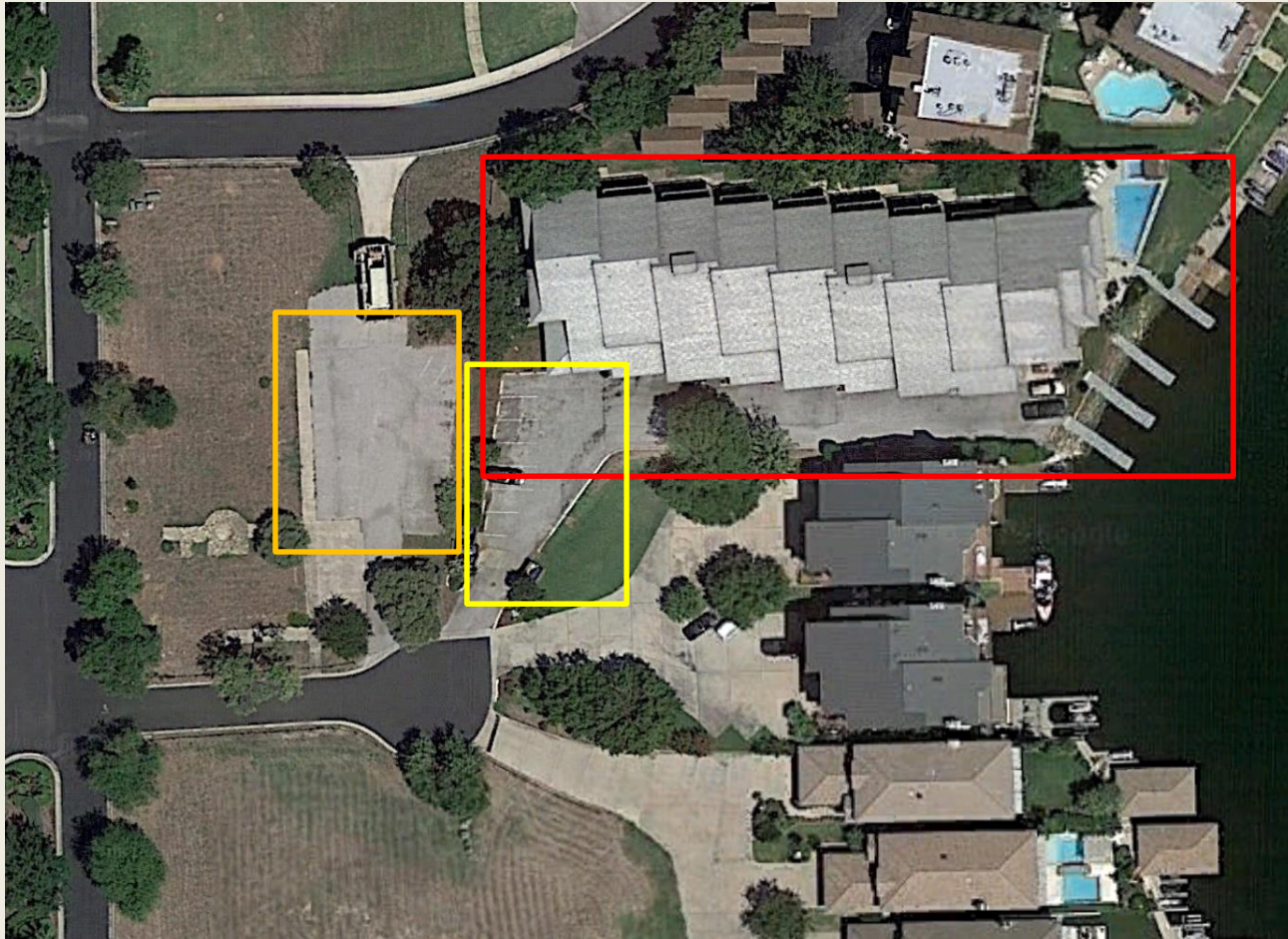
Green Outlined Box: location of the communal trash bins

Orange Outlined Box: Entrance to the SUNDOWNER complex (off Cove East)

Location of Unit 103 and Reserved Car Parking Spot

- **104 Cove East, Unit 103** is located on the **GROUND Floor** in the red box
- **All covered parking spots are RESERVED!!!!**
- Unit 103 has one Reserved car parking space located directly below the unit & has 103 written on the parking curb (in the Yellow highlighted box)
- Please ensure that you do not park in any other Reserved parking spot
- Additional first come, first serve parking spaces are shown on the next page





Location of Additional Parking:

- **104 Cove East, Unit 103** has one reserved covered car port parking spot
- The Yellow Box shows the location of additional guest parking spots
- Guests can park one additional car in these parking spots
- These are all unreserved parking spots
- The Orange Box shows emergency overflow parking spots

Entry Lock System:

Property is equipped with a keyless door lock for your convenience.

- Access times: Check-In Date from 3:00 PM to Check-Out Date until 11:00 AM

Access instruction:

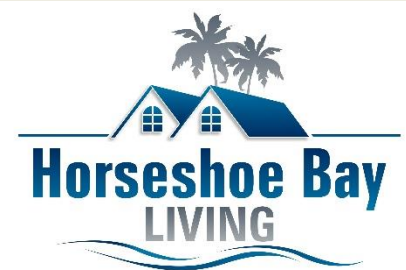
- To unlock the door, enter the above access code followed by the "LockState" button.
- To lock the door, press the "LockState" button once or turn the interior knob.
- A lockbox is provided on the door for emergency purposes only





HOUSE RULES

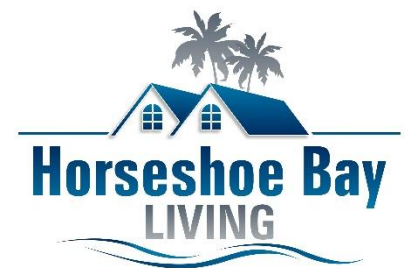
- No Smoking on the property. *Violations of this rule will result in a \$350 additional cleaning fee and may result in termination of stay*
- No loud music or outdoor parties after 9pm
- Pool Hours are from 10am to 10pm
- NO PETS are permitted inside. *Violations of this rule will result in a \$350 additional cleaning fee and may result in termination of stay*
- Life jackets must be worn by children under the age of 18 when on the dock
- Tenants must report any damage as soon as they notice it or the damage occurs
- Only tenants listed on Rental Agreement permitted to sleep at the Property
- Use of “Day Docks” are limited to 15 to 30 minutes of “loading or unloading” time only





CHECK-OUT PROCEDURE

- Check-out: 11:00 am
- Put A/C to 80° or Heat on 60°
- Turn off all lights, TVs and fans
- Place all remotes next to TVs
- Put all dishes into dishwasher & run
- Take garbage out to communal trash bin
- Close all windows and lock all doors
- Empty everything from the refrigerator & freezer
- **Very Important to Speed Up Return of Security Deposit:** Please report any damage or items that need to be repaired





Day Dock Rules

- The day docks should be used primarily for loading/unloading with a 15-30 minute time limit
- Boat docking should never exceed a maximum of 2 hours at a time
- The Day Docks are shared by all residents
 - Please be respectful of others usage rights
- No overnight boat parking on the day dock is allowed
- No boat trailers are allowed to be parked on the Property



Pool Rules

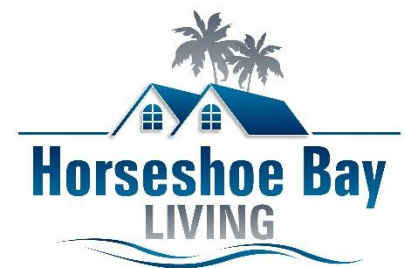
- The swimming pool is a communal pool shared by all members of the community
- The pool is not heated
- The pool rules are as follow:





Tenant Disposable Supplies Provided

- The following key items will be provide for your use during your stay:
- Coffee Maker: Filter Coffee
- Napkins
- Paper Towels
- Toilet Paper
- Garbage Bags
- Hand Soap
- Shampoo
- Laundry Detergent
- Dishwasher Detergent
- Dish Soap



BBQ Area

- BBQ area is on a first come, first use basis
- The Grill (propane provided) in red highlights is locked for renters use only, the code (Second Red Box) is: 1331
- Please clean after each time you use it





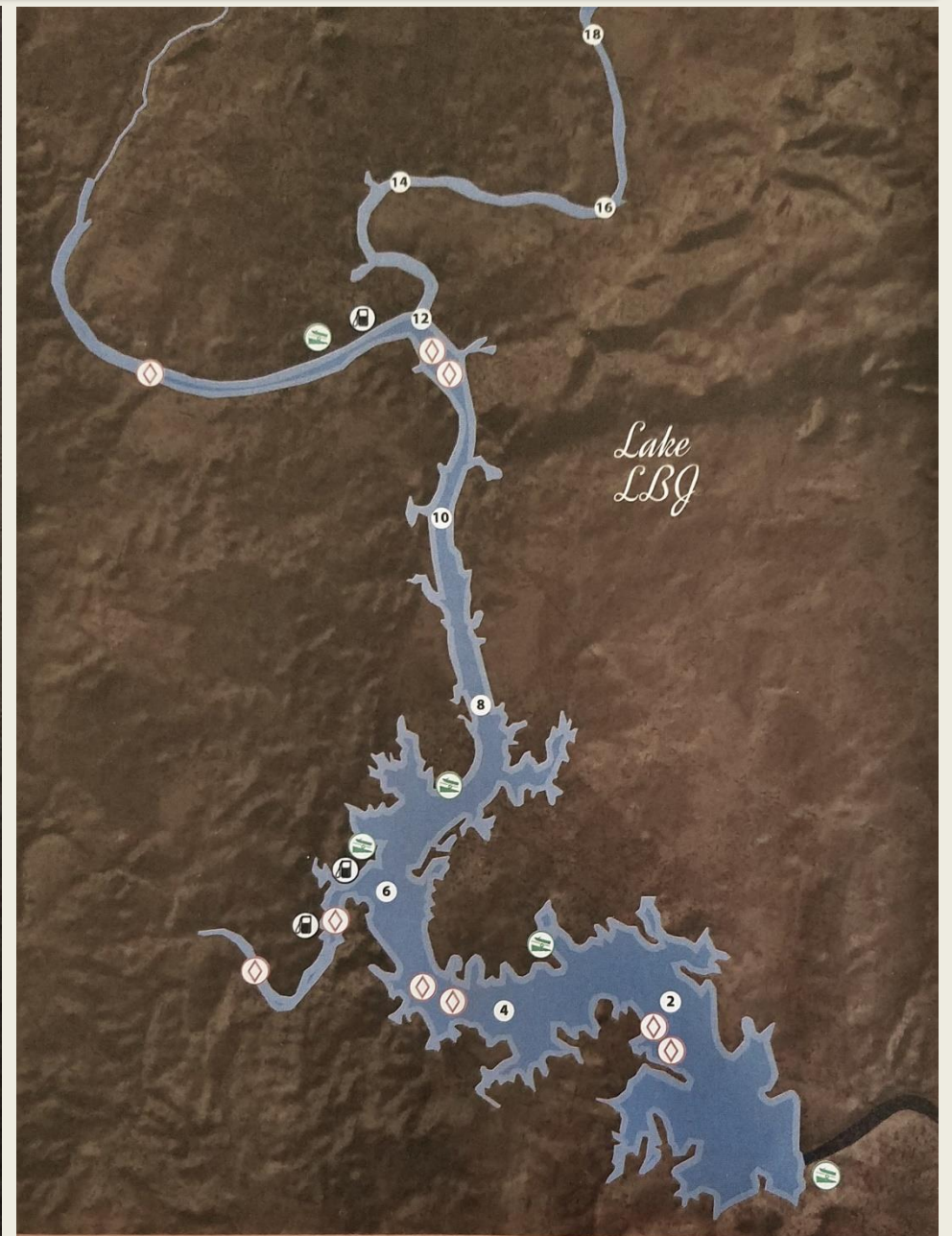
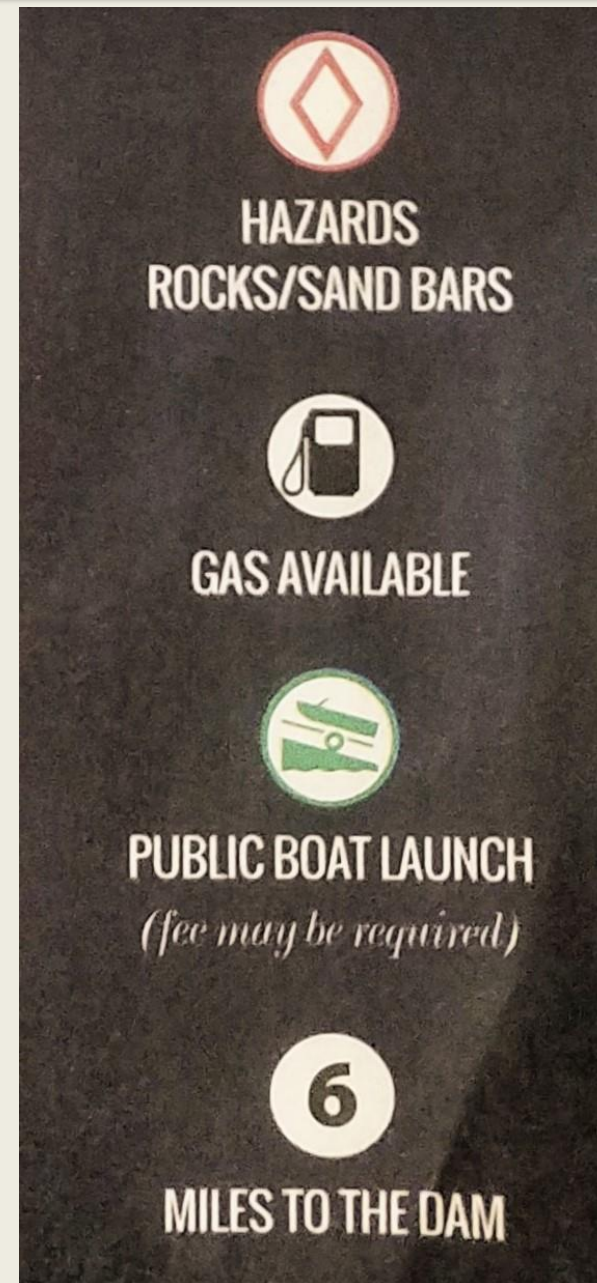
Location of the Communal Trash Bins:

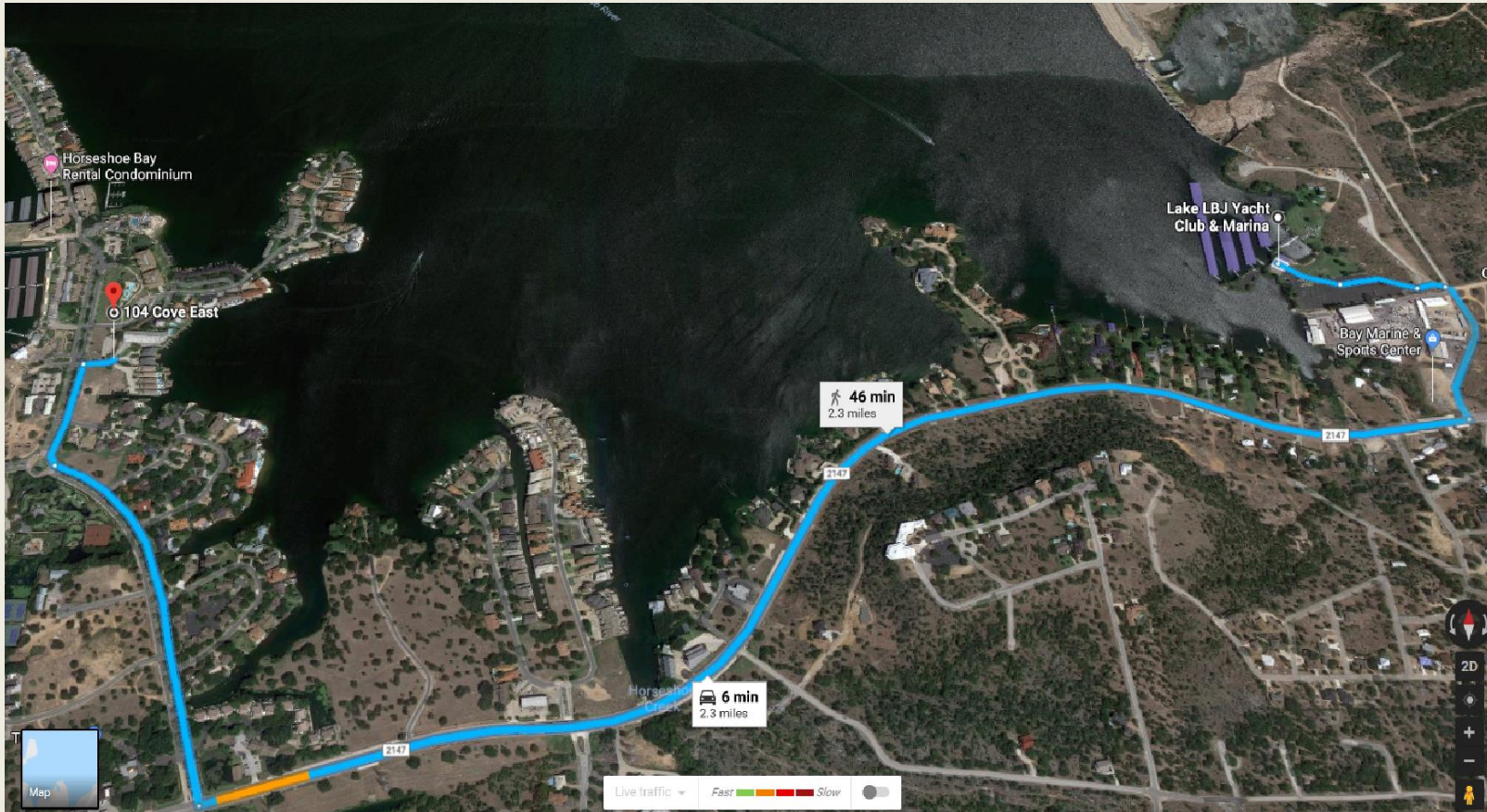
- **104 Cove East, Unit 103** shares trash bins with the entire complex
- Please put all trash into a blue trash bin and ensure the top can close
- Trash bins are emptied by the City of Horseshoe Bay on each Tuesday (weekly service)



Map of Lake LBJ with Legend

- The following map highlights some of the key items to help enjoy your time on the lake
- 9 hazardous areas or sand bars on Lake LBJ
- 3 locations for gas on the lake if you are north of Lighthouse Drive
- 4 primary public boat launch locations
- Distance markers up the Lake from Wirtz dam

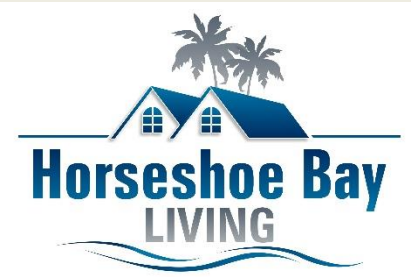




Lake LBJ Public Boat Ramp

Directions: 104 cove East to Lake LBJ Public Boat Ramp (2.3 miles)

- Cove East to Horseshoe Bay Boulevard
- Turn left on Horseshoe Bay Blvd (0.6m)
- Turn left on FM 2147 W (1.4 mi)
- Turn left onto S Wirtz Dam Rd (across from Subway store) (0.3 mi)
- Slight left onto Ridge View Dr (62ft)



BOAT TRAILER STORAGE

Lake LBJ Yacht Club
and Marina
200 South Wirtz Dam
Road
Marble Falls
830 693 9172

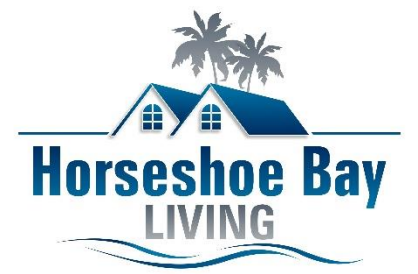
Boat trailer storage
costs \$15 per nite

Boat trailers are NOT
permitted to be
parked at the
Townhouse

Boat Trailer Storage

Public Boat Launch

Google earth



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Social Media Contest

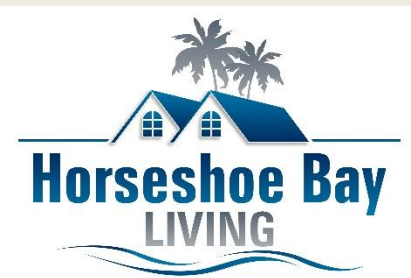
Please join our Social Media Contest

What:	Win a free night
Where:	Horseshoe Bay Living
How:	Register for current social media contest
When:	Drawing of winner is Nov 30 th each year
Why:	We want to reward our guests for helping us promote our local business

We are active on the following social media platforms under the name of Horseshoe Bay Living:

- Facebook
- YouTube
- Instagram
- Twitter
- Linked-In
- Yelp

Just use the #HorseshoeBayLiving



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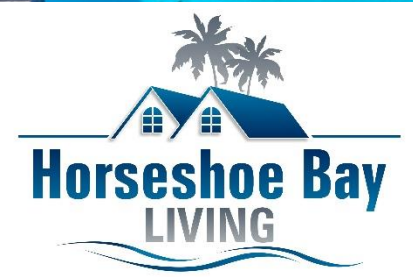
Instagram Contest Photo Competition

Win \$250 Visa Gift Cards



Rules:

- 1) Take a photo having fun at the lake or in the Texas Hill Country
- 2) Tag it #HorseshoeBayLiving
- 3) Follow @HorseshoeBayLiving
- 4) Winner selected at the end of summer



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Referral Program

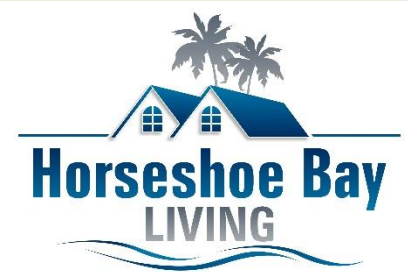
We would like to reward you for helping refer our business to your friends

Earn \$25 off on your next stay for each person you refer to us after they have completed their stay

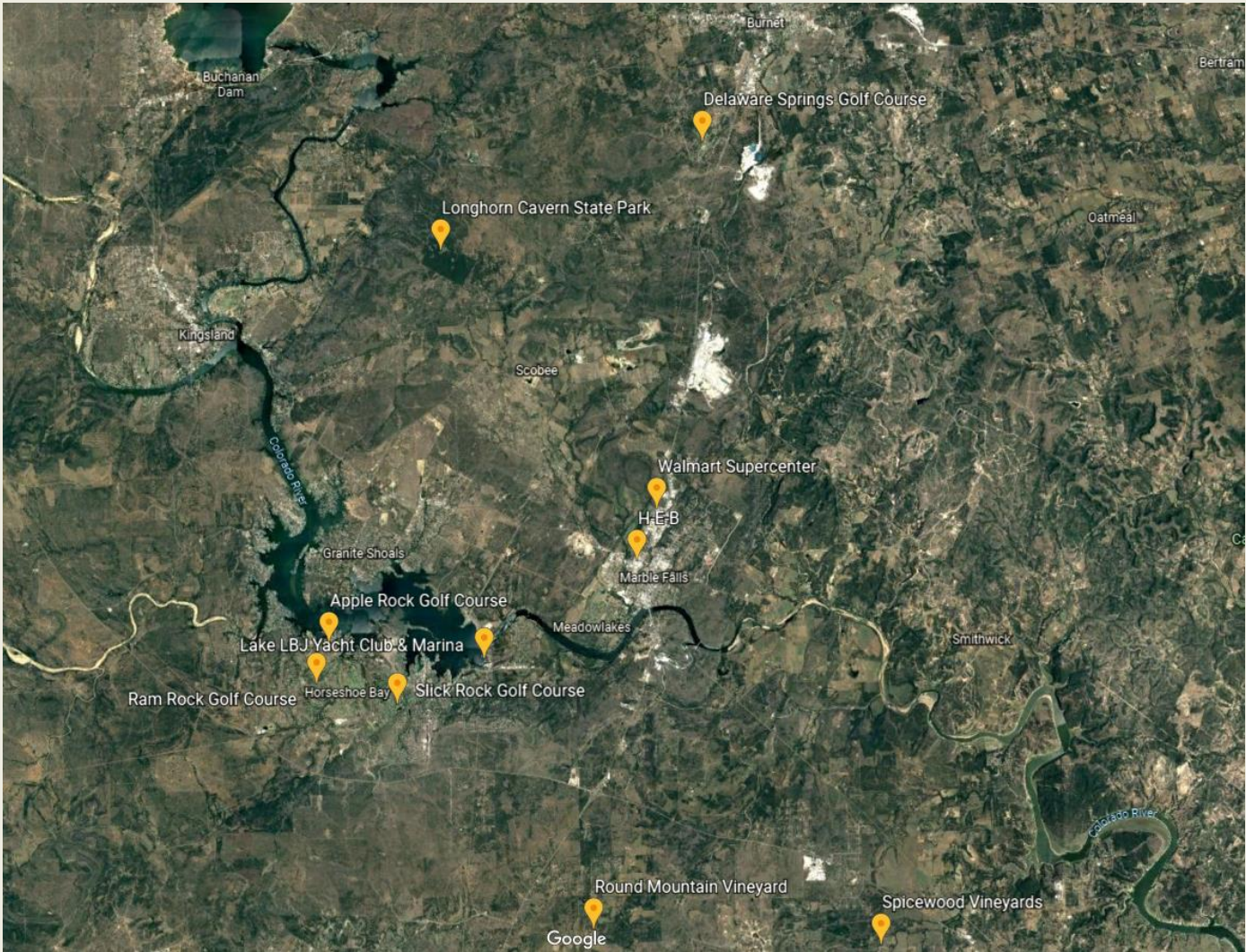
We understand how your experience is with us and we want to say thank you for your referrals

Please ask your guest to mention the Referral Program when booking so we can credit you with the booking

Please have them contact us directly via our website www.HorseshoeBayLiving.com



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Points of Interest

Boat Ramp

Located next to Wirtz Dam off FM 2147

Boat Rentals

Lake LBJ Yacht Club and Marina 830-693-9172

Grocery Store

Bayside	9710 West FM 2147	Horseshoe Bay
HEB	1503 HWY 1431	Marble Falls
Wal-Mart	2700 HWY 281	Marble Falls

Golf Courses

Slick Rock	HSB	830-598-2561
Apple Rock	HSB	830-598-6561
Ram Rock	HSB	830-598-6561
Escondido	HSB	877-598-6311
Blue Lake	HSB	830-598-5524
Legends	Kingsland	325-388-8888
Lighthouse CC	Kingsland	325-388-6660
Delaware Springs	Burnet	512-756-8471

Winery

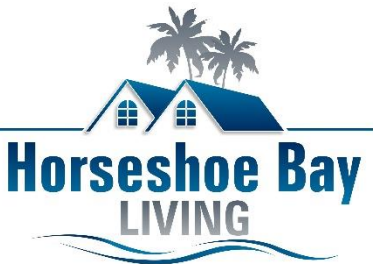
Flat Creek Estate Winery Marble Falls 512-267-6310

Waterparks

Granite Beach (at Lake LBJ Resort and Marina)

Spas

Sana Vida Marble Falls 830-693-6000



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Horseshoe Bay Living Recommends: Local Spots:

Hidden Falls Adventure Park: 830 798 9820

We recommend the Polaris ATVs for off-roading

Blue Bonnet Café: 830-693-2344

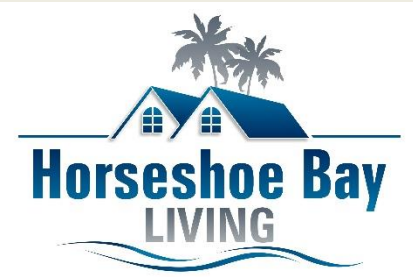
We recommend Pie Happy Hour which is Monday to Friday from 3:00 to 5:00pm

Boat Town Burger Bar: 325 762-7980

We recommend heading up for the music events or the waterfront casual dining experience

Tonkawood Farms: 830 693 8253

We recommend for horseback riding lessons, ask for Pat, she is the best!



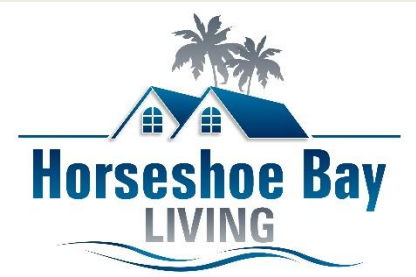
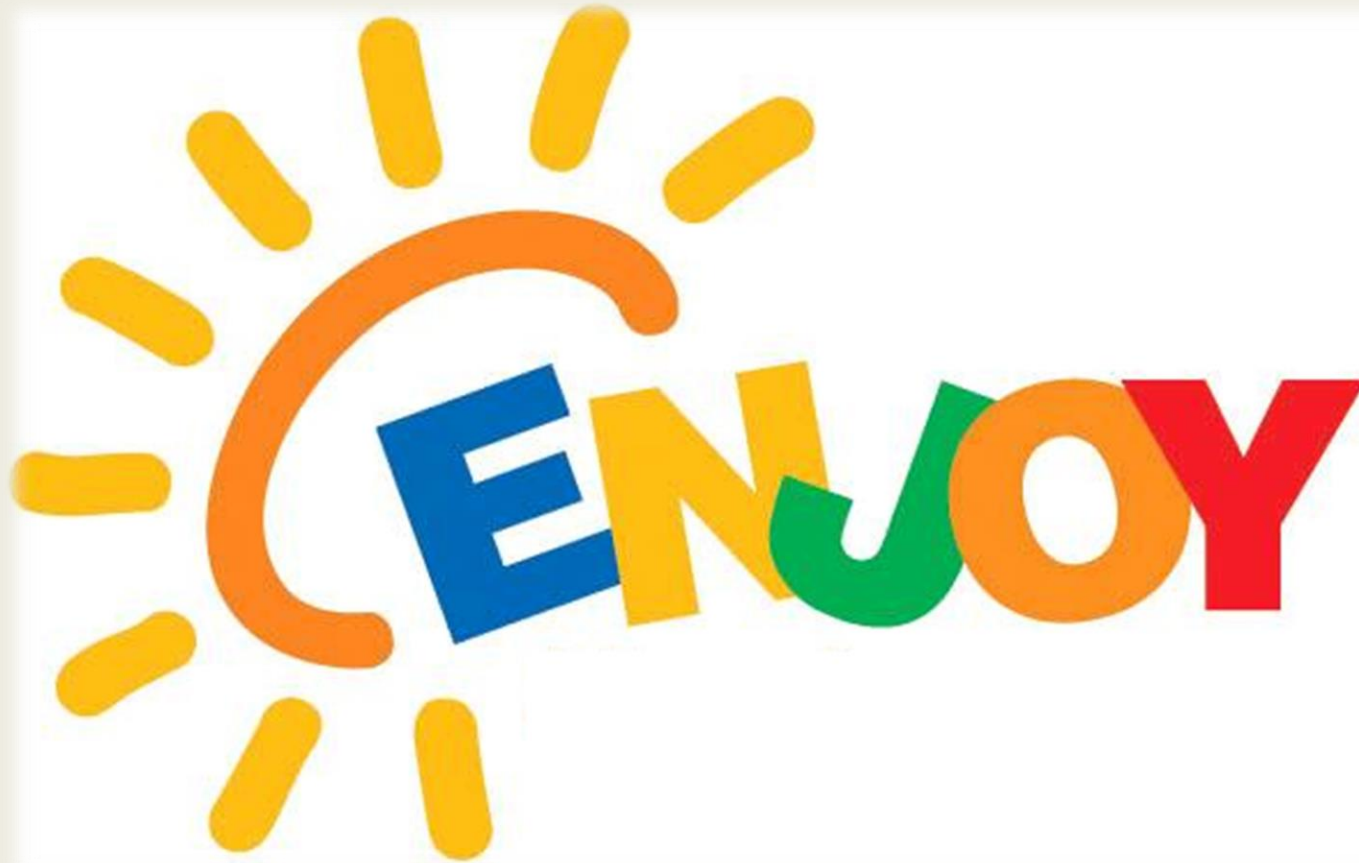
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RESTAURANTS IN THE AREA

Name	Category	Phone
Bill's Burger Marble Falls	American	830-201-4481
Noon Spoon Café Marble Falls	American	830-798-2347
Wingman Brothers Buchanan Dam	BBQ	830-693-6531
Julie's Cocina Cottonwood Shores	Tex-Mex	830-265-5804
Blue Bonnet Café Marble Falls	Southern	830-693-2344
Doc's Fish & Camp Marble Falls	Seafood	830-637-7417
Hole in One Horseshoe Bay	American	830-596-2024
Super Taco Marble Falls	Breakfast Taco	830-693-4629
Russo's Marble Falls	Steaks	830-693-7091
Holy Smokes Marble Falls	BBQ	830-201-4145
Ginger & Spice Marble Falls	Asian/Thai	830-693-7171

We wish you a pleasant stay with
Horseshoe Bay Living



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