

Cabin Guest Liability Release

Meadow Pine Cabins | HNH LLC and Meadow Pine Cabins Inc.

Each guest age 18 or older must electronically sign a separate copy before entering the property or using its amenities. The booking guest cannot sign for other adults. A parent or legal guardian must complete the minor section for every accompanying minor. This agreement applies only to the visit identified below.

Guest full legal name: _____

Cabin name and reservation number: _____

Arrival date: _____ Departure date: _____

Guest email: _____ Phone: _____

1 Parties and scope

In exchange for permission to stay at or visit Meadow Pine Cabins and use amenities made available to me, I enter this agreement with HNH LLC and Meadow Pine Cabins Inc. The “Released Parties” means those entities and their respective property owners, members, officers, directors, employees, and agents acting in connection with the cabins and property. This agreement covers my presence at the cabins, grounds, access roads, parking areas, trails, ponds, decks, and permitted amenities during this visit.

2 Specific risks

I understand that a rural cabin stay and outdoor recreation involve risks of serious injury, illness, drowning, burns, permanent disability, death, and property loss. Risks include uneven or slippery ground, steps and decks, loose gravel, mud, fallen limbs, poor visibility, weather, flooding and low water crossings, wildlife, insects and ticks, plants, and delayed emergency response. Cabin risks include wet floors, stairs, cooking equipment, and unfamiliar appliances. Outdoor risks include hiking, biking, fishing, hooks, steep or unstable pond banks, fire pits, grills, smoke, and hot surfaces. Hot tub risks include slippery surfaces, overheating, fainting, infection, and drowning. UTV and ATV risks include collisions, rollovers, ejection, obstacles, mechanical failure, and other riders. These risks may arise from my actions, other people, property conditions, or ordinary negligence of a Released Party.

3 Voluntary participation

I choose whether to use each amenity or take part in any activity. I will assess my abilities and conditions, follow posted and supplied instructions, and stop if conditions appear unsafe. I voluntarily assume the risks described above, including risks arising from ordinary negligence of a Released Party, to the extent permitted by Arkansas law. I will promptly report hazards and injuries and will not use damaged or unsafe equipment.

Release and Guest Responsibilities

4 Express release of ordinary negligence

TO THE FULLEST EXTENT PERMITTED BY ARKANSAS LAW, I RELEASE THE RELEASED PARTIES FROM MY CLAIMS FOR PERSONAL INJURY, ILLNESS, DEATH, OR PROPERTY DAMAGE ARISING FROM THIS VISIT OR MY USE OF THE PROPERTY AND PERMITTED AMENITIES, INCLUDING CLAIMS CAUSED IN WHOLE OR IN PART BY A RELEASED PARTY'S OWN ORDINARY NEGLIGENCE. This expressly includes ordinary negligence in inspecting, maintaining, repairing, or managing cabins, decks, steps, grounds, access roads, trails, ponds, hot tubs, fire pits, grills, or equipment made available to me, and ordinary negligence in providing instructions or warnings about the risks described in this agreement. This release does not cover gross negligence, reckless or willful misconduct, intentional wrongdoing, or any duty or claim that cannot lawfully be waived. It does not release rights belonging independently to a non-signing person. I understand that this paragraph may prevent me from recovering damages for injuries caused by ordinary negligence.

Required guest electronic initials acknowledging Section 4: _____

5 Safe use of amenities

I agree to the following rules, in addition to the cabin rules supplied for my stay:

- Hot tubs: Follow posted capacity, age, temperature, and time limits. No diving, glass, or use while impaired by alcohol or drugs. Children require continuous adult supervision. Consult a clinician before use if pregnant or if a medical condition or medication may make use unsafe. Secure the cover after use.
- Ponds: Fishing is catch and release only. Keep children under continuous adult supervision near water. This agreement does not grant permission to swim, dive, or boat; follow the property's separate water-use rules.
- Trails and vehicles: Use only routes open to guests. Operate UTVs and ATVs only where permitted and in accordance with law, manufacturer instructions, and property rules. Wear helmets and appropriate protective equipment; use seat belts where equipped. No impaired driving, reckless riding, or extra passengers beyond rated capacity. Do not enter flooded roads or low water crossings.
- Fires and grills: Use designated areas only, observe burn bans and posted rules, keep children and pets away from heat, and fully extinguish fires. Never leave a fire or operating grill unattended or bring outdoor cooking equipment indoors.
- Pets and other guests: Control and supervise pets. Pets are not allowed on beds; use the supplied covers if pets join you on permitted furniture. Supervise minors and follow occupancy and visitor rules. Every adult visitor must complete an individual release before entering.

6 Damage and emergencies

I am responsible for property damage caused by my negligent or intentional conduct, subject to applicable law and the rental agreement. This provision is not an authorization for unspecified charges. In an emergency, call 911 and give the cabin location. I understand that emergency response may be delayed in a rural area. I am responsible for my medical and evacuation expenses except to the extent another person is legally responsible. A referral to an independent rental or recreation provider does not make that provider a Released Party under this agreement.

Electronic Signature and Minor Acknowledgment

7 Arkansas law and remaining terms

Arkansas law governs this agreement, subject to any controlling law. If a provision is unenforceable, the remaining provisions remain effective to the extent legally permitted; this does not authorize a court to expand the release. This document addresses risks and liability and does not change booking prices or cancellation terms. Changes to this release require agreement by the affected parties. I have had an opportunity to read this agreement, ask questions, and obtain advice before signing.

8 Individual electronic consent and signature

I confirm that I am at least 18 years old, have read all three pages, understand the ordinary negligence release, and sign voluntarily. I consent to conduct this transaction electronically and intend my electronic signature to authenticate and bind me to this agreement. I can download or retain a complete copy. I will contact the host before proceeding if I cannot access or retain the document or do not consent to electronic signing. No person may sign on my behalf merely because that person made the reservation.

Required acknowledgment: [] I have read and agree to this agreement, including Section 4.

Required consent: [] I consent to electronic records and signatures.

Adult guest full legal name: _____

Adult guest electronic signature: _____

Date and time signed with time zone: _____

Signer email: _____

9 Parent or legal guardian for accompanying minors

Complete this section only if accompanying minors. Each adult must still sign individually above. I am the parent or legal guardian of the minors listed below, have authority to consent to their participation, and acknowledge the risks described in this agreement. I will provide appropriate supervision and follow all safety and amenity rules. My signature acknowledges risks and responsibilities; it does not purport to waive a minor's independent legal claims or require reimbursement of claims brought by a minor.

Minor full legal name and age: _____

Minor full legal name and age: _____

Minor full legal name and age: _____

Parent or guardian full legal name: _____

Relationship to listed minors: _____

Parent or guardian electronic signature: _____

Date and time with time zone: _____

Use an additional signed minor acknowledgment if more space is needed. A minor's electronic signature, if collected, does not replace the parent or guardian acknowledgment.