

THE SAND CASTLE at Sterling Shores

#70 Beach Front Drive, Matagorda Beach TX 77457

For a RELAXING vacation less than 2 hours drive from Houston

RENTAL RATES: \$400 for first two nights \$175 each additional night \$850 weekly.

www.matagordatexas.com/sandcastle



The Legendary Texas Surf Shack. On the beach, facing the Gulf of Mexico!

FEATURES: Large covered deck, overlooking the dunes and the Gulf of Mexico. Relax, watch the water, birds, catch some rays. Large den with open kitchen; 2 separate bedrooms with view of the salt marsh, upstairs bathroom with shower; one half bath downstairs with outside shower; screened in porch downstairs. The house sleeps 7. There are 2 full size beds, one in each bedroom. In den - 3 twin beds.. A/C - There are three window units, and a ceiling fan.

PROVIDED: Beds, sheets, pillows (2 double + 3 twins), Satellite TV, refrigerator, stove, microwave, blender, coffee maker, pots/pans, plates, cups, eating utensils, washer/dryer, laundry detergent, cleaning agents, dish soap, trash bags, SOS pads, sponges, toilet paper. **MAID DOES LAUNDRY, BATHROOMS, MAKES BEDS, SWEEPS & MOPS ONLY AT CHECKOUT.**

NOT PROVIDED: Towels, food, drinking water, ice, beer / wine, foil, paper towels, bath soap, shampoo, radio, flashlight, sun screen, deep woods OFF / Cutter yard guard spray, (available in Matagorda).

***No Smoking *No open coal barbecue or candles. DO NOT BBQ ON THE DECK!!!** Fire is a real hazard. The house next door burned down. (Now re-built) **Dogs must be showered, dried before they enter house No dogs on beds/couch/or in screen porch area.** (You will be responsible for damage to any screens, etc...). ***No RV hookups. *House must be left neat and clean, as you found it (with your trash hauled off). Take it with you. You are ultimately responsible for your party and any loss, injury or damage created by your guests or party. These things are for your use and enjoyment, so do not rearrange/move, take/steal or break anything, please. This is also my house, I actually live here. It's not just a vacation rental.**

AREA FACILITIES: Sandy beach, RV park, picnic tables, swimming, public restrooms, showers, fishing pier, inland lake behind the dunes that you can drive to, public boat ramp at the River bend Restaurant, Snapper's bar & grill on the right, after you have crossed the bridge, the Water Front Restaurant at Matagorda Harbor. Spoonbills Restaurant, Salty Dog Liquor store, and Rawlings Bait Camp. **CLOSEST PLACE FOR ICE / Also has boat launch.**

HOW TO GET THERE: From I-45 South to 288 south, to 35 west, to 60 south in Bay City (through Wadsworth-SPEED TRAP) to Matagorda. Left at bridge (FM 2031) in Matagorda. Over Bridge (the Intercoastal Waterway). Drive to coast- about 7 miles- Colorado River on right. Left at two rows of beach houses (Sterling Shores). #70 is about halfway along on the right **BEACH SIDE.**

TO SCHEDULE YOUR GETAWAY AT THE SAND CASTLE:

Call: Barry Anderson 214-597-0204 Do NOT have email, so please call.

KEY: Can be picked up and dropped off **by arrangement.**

CHECK IN / OUT: "Check In Time" is not before 4PM and "Check Out Time" is before 1PM

Please read rental agreement carefully for instructions, terms, conditions.

KEEP THIS COPY AND BRING TO BEACH HOUSE

Contact: Barry Anderson 904 Cadiz St Dallas, TX 75215 Phone: 214-597-0204

THE SAND CASTLE AT STERLING SHORES
#70 BEACH FRONT DRIVE, MATAGORDA BEACH, TEXAS 77457

Contact: Barry Anderson 904 Cadiz St Dallas, TX 75215 Phone: 214-597-0204

www.matagordatexas.com/sandcastle

INSTRUCTIONS

TENANTS ARE NOT TO SET FIREWORKS OFF ON THE PROPERTY.

AIR CONDITIONERS: I WOULD APPRECIATE IT IF YOU ARE OUT FOR AN EXTENDED PERIOD OF TIME THAT YOU SWITCH OFF THE AC's AND LIGHTS.

LOCK DOORS: PLEASE LOCK ALL DOORS/WINDOWS IF YOU LEAVE THE HOUSE.

PATH TO THE BEACH: WALK TO THE END OF THE YARD AND THEN LEFT TO THE PATH THROUGH THE DUNES.

SAND & SHOWER: PLEASE SHOWER OUTSIDE (DOWNSTAIRS) TO GET EXCESS SAND OFF BEFORE YOU USE THE BATHROOM SHOWER. THE SAND BLOCKS THE DRAIN (Septic tank).

SEPTIC TANK: DO NOT POUR ANY GREASE DOWN THE DRAINS. ABSOLUTELY DO NOT PUT TAMPONS, PAPER TOWELS, Q-tips, ETC. DOWN THE TOILET. THEY BLOCK THE DRAIN. THIS HOUSE USES A SEPTIC TANK DRAINAGE SYSTEM. PLEASE USE WATER REASONABLY AND FLUSH SPARINGLY SO THE SYSTEM WORKS PROPERLY FOR YOU.

THE HOUSE IS RENTED TO NO MORE THAN 7 OCCUPANTS: NO BIG PARTIES (DECK WILL NOT SUPPORT A LOT OF PEOPLE).

NEIGHBORHOOD WATCH REPORTS ALL SUSPICIOUS ACTIVITIES. I DO NOT RENT TO MINORS & NO MINORS ARE TO BE LEFT UNSUPERVISED. NO FIRE ARMS. NO RV HOOK UPS. NO OPEN COAL BARBECUE OR CANDLES BECAUSE OF FIRE HAZARD. **DO NOT BBQ ON THE DECK!!!**

OUT GOING RENTERS: HOUSE MUST BE LEFT NEAT AND CLEAN, AS YOU FOUND IT. IF THE HOUSE IS NOT LEFT CLEAN AND TIDY (NORMAL USE), I WILL HAVE TO CHARGE YOU FOR THE ADDITIONAL CLEAN UP / REPAIR... SUCH AS UNSIGHTLY SPILLS IN REFRIGERATOR & OVEN, REPAIRING SCREENS, ETC. PLEASE NOTIFY ME OF ANYTHING REQUIRING IMMEDIATE ATTENTION. **NOT RESPONSIBLE FOR INJURIES TO YOU OR ANYONE IN YOUR PARTY/RENT AT YOUR OWN RISK.**

"CHECK IN TIME" IS NOT BEFORE 4PM. "CHECK OUT TIME" IS BEFORE 1PM.

CHECK LIST FOR CHECKING OUT:

DONE

- 1. YOU MUST CALL BARRY ANDERSON AT 214/597-0204 BEFORE YOU CHECK OUT. _____
- 2. YOU MUST SWITCH OFF ALL LIGHTS / AC UNITS, INCLUDING ALL DECORATIVE LIGHTING. _____
- 3. YOU MUST TAKE YOUR TRASH WITH YOU—WE DO NOT HAVE TRASH SERVICE HERE (LANDFILL BEHIND CEMETERY ON LEFT ENTERING MATAGORDA). _____
- 4. YOU MUST CLOSE & LOCK ALL WINDOWS / DOORS. AND LATCH SCREEN DOOR DOWNSTAIRS. _____
- 5. YOU MUST CLEAN FISH TABLE THOROUGHLY. HAUL ALL SCRAPES-SCALES OFF PROPERTY. _____
- 6. YOU MUST RETURN KEYS TO THE PLACE YOU FOUND THEM. _____
- 7. CLEAN REFRIGERATOR, STOVE, MICROWAVE, DISHES, BLENDER, COFFEE POT THOROUGHLY IF YOU USE THEM; TAKE ALL YOUR FOOD, BELONGINGS WITH YOU. REMOVE ALL DOG CRAP & HAIR, CIGARETTE BUTTS, BOTTLE CAPS, BROKEN GLASS, AND TRASH FROM HOUSE & YARD. _____

TO SCHEDULE YOUR GETAWAY AT THE SAND CASTLE Complete form and mail with the rent & \$150 security deposit to Barry Anderson 904 Cadiz St Dallas, TX 75215. The \$150 will be returned after property and keys OK'd. If you miss your scheduled dates, your rent is non-refundable; the security deposit of \$150 will be refunded.

Name _____ Address _____ City/St _____

ZIP _____ Phone _____ Cell _____ email (print) _____

Check in date ___/___/___ Check out date ___/___/___ # of nights _____ # of occupants _____

Rent: \$ _____+ security deposit \$150 Total \$ _____

Signature(s) _____ Date _____
By signing this form, paying the set rent and deposit I/we agree to follow the instructions & terms as described above.

You must provide a copy of a valid driver's license

RETURN THIS COPY WITH PAYMENT TO:
Barry Anderson 904 Cadiz St Dallas, TX 75215 Phone: 214-597-0204

THE SAND CASTLE AT STERLING SHORES
#70 BEACH FRONT DRIVE, MATAGORDA BEACH, TEXAS 77457

Contact: Barry Anderson 904 Cadiz St Dallas, TX 75215 Phone: 214-597-0204

www.matagordatexas.com/sandcastle

INSTRUCTIONS

TENANTS ARE NOT TO SET FIREWORKS OFF ON THE PROPERTY.

AIR CONDITIONERS: I WOULD APPRECIATE IT IF YOU ARE OUT FOR AN EXTENDED PERIOD OF TIME THAT YOU SWITCH OFF THE AC'S AND LIGHTS.

LOCK DOORS: PLEASE LOCK ALL DOORS/WINDOWS IF YOU LEAVE THE HOUSE.

PATH TO THE BEACH: WALK TO THE END OF THE YARD AND THEN LEFT TO THE PATH THROUGH THE DUNES.

SAND & SHOWER: PLEASE SHOWER OUTSIDE (DOWNSTAIRS) TO GET EXCESS SAND OFF BEFORE YOU USE THE BATHROOM SHOWER. **THE SAND BLOCKS THE DRAIN** (Septic tank).

SEPTIC TANK: **ABSOLUTELY DO NOT POUR ANY GREASE DOWN THE DRAINS.** DO NOT PUT TAMPONS, PAPER TOWELS, Q-tips, ETC. DOWN THE TOILET. THEY BLOCK THE DRAIN. THIS HOUSE USES A **SEPTIC TANK** DRAINAGE SYSTEM. PLEASE USE WATER REASONABLY AND FLUSH SPARINGLY SO THE SYSTEM WORKS PROPERLY FOR YOU.

THE HOUSE IS RENTED TO NO MORE THAN 7 OCCUPANTS: NO BIG PARTIES (DECK WILL NOT SUPPORT A LOT OF PEOPLE).

NEIGHBORHOOD WATCH REPORTS ALL SUSPICIOUS ACTIVITIES. I DO NOT RENT TO MINORS & NO MINORS ARE TO BE LEFT UNSUPERVISED. NO FIRE ARMS. NO RV HOOK UPS. NO OPEN COAL BARBECUE OR CANDLES BECAUSE OF FIRE HAZARD. **DO NOT BBQ ON THE DECK!!!**

OUT GOING RENTERS: HOUSE MUST BE LEFT NEAT AND CLEAN, AS YOU FOUND IT. IF THE HOUSE IS NOT LEFT CLEAN AND TIDY (NORMAL USE), I WILL HAVE TO CHARGE YOU FOR THE ADDITIONAL CLEAN UP / REPAIR... SUCH AS UNSIGHTLY SPILLS IN **REFRIGERATOR & OVEN**, REPAIRING **SCREENS**, ETC. PLEASE NOTIFY ME OF ANYTHING REQUIRING IMMEDIATE ATTENTION. **NOT RESPONSIBLE FOR INJURIES TO YOU OR ANYONE IN YOUR PARTY/RENT AT YOUR OWN RISK.**

"CHECK IN TIME" IS NOT BEFORE 4PM. "CHECK OUT TIME" IS BEFORE 1PM.

CHECK LIST FOR CHECKING OUT:

DONE

1. YOU MUST CALL BARRY ANDERSON AT 214/597-0204 BEFORE YOU CHECK OUT. _____
2. YOU MUST SWITCH OFF **ALL LIGHTS** / AC UNITS, INCLUDING ALL DECORATIVE LIGHTING. _____
3. YOU MUST TAKE YOUR TRASH WITH YOU—WE DO NOT HAVE TRASH SERVICE HERE (LANDFILL BEHIND CEMETERY ON LEFT ENTERING MATAGORDA). _____
4. YOU MUST CLOSE & LOCK **ALL** WINDOWS / DOORS. AND LATCH SCREEN DOOR DOWNSTAIRS. _____
5. YOU MUST CLEAN FISH TABLE THOROUGHLY. HAUL **ALL** SCRAPES-SCALES OFF PROPERTY. _____
6. YOU MUST RETURN KEYS **TO THE PLACE YOU FOUND THEM.** _____
7. **CLEAN** REFRIGERATOR, STOVE, MICROWAVE, DISHES, BLENDER, COFFEE POT THOROUGHLY IF YOU USE THEM; TAKE **ALL** YOUR FOOD, BELONGINGS WITH YOU. REMOVE **ALL** DOG CRAP & HAIR, CIGARETTE BUTTS, BOTTLE CAPS, BROKEN GLASS, AND TRASH FROM HOUSE & YARD. _____

DO NOT TOUCH LANDSCAPING, SHELLS, POTTED PLANTS, OR ANY OTHER DECORATIVE ITEMS. PLEASE LOOK, BUT DO NOT TOUCH. THANK YOU.

AREA FACILITIES: Sandy beach, RV park, picnic tables, swimming, public restrooms, showers, fishing pier, inland lake behind the dunes that you can drive to, public boat ramp at the River bend Restaurant, Snapper's bar & grill on the right, after you have crossed the bridge, the Water Front Restaurant at Matagorda Harbor. Spoonbills Restaurant, Salty Dog Liquor store, and Rawlings Bait Camp. **CLOSEST PLACE FOR ICE / Also has boat launch.**

HOW TO GET THERE: From I-45 South to 288 south, to 35 west, to 60 south in Bay City (through Wadsworth-SPEED TRAP) to Matagorda. Left at bridge (FM 2031) in Matagorda. Over Bridge (the Intercoastal Waterway). Drive to coast- about 7 miles- Colorado River on right. Left at two rows of beach houses (Sterling Shores). #70 is about halfway along on the right **BEACH SIDE.**

KEEP THIS COPY AND BRING TO BEACH HOUSE

Contact: Barry Anderson 904 Cadiz St Dallas, TX 75215 Phone: 214-597-0204