

General Information

Reservations: Please call us to make a reservation. **Availability can be checked online, but the reservation needs to be made by phone.** Deposit must be made at time of the reservation. The amount of your deposit depends on the duration of your stay. For a one to three night stay, one night's deposit is required. For a four to five night stay, two night's deposit is required. For a six night or more stay, three night's deposit is required.

No Refund Deposit: The deposit is a guarantee for both the guest and Robin's Resort. It guarantees the guest that the accommodations will be held for the reserved date. It guarantees Robin's that the guest will arrive and pay for the agreed upon reserved date and rate. It will be deducted from your bill which you pay in full upon arrival. Payment can be made in cash, Master Card, Visa, Discover, traveler's checks or personal check.

Cancellation Policy: It is to the guests' advantage to give Robin's as much forward notice as possible to avoid losing the deposit. If a cancellation is made within forty-five (45) days of the reservation date, no deposit will be refunded; if a cancellation is made within forty-six (46) to ninety (90) days prior to the reservation date, one-half of the deposit will be refunded; and, if a cancellation is ninety-one (91) or more days prior to the reservation date, a full refund of the deposit will be made.

No refunds for early departures. Your room is reserved for the entire time booked, and no refund will be issued for early departures.

Non-Smoking Rooms: At Robin's Resort, we do our very best to ensure the satisfaction of each and every guest, which is why there are smoking and non-smoking rooms available. The management does reserve the right to charge a "**Room Recovery Fee**" if it is determined that a guest has smoked in a non-smoking unit.

Room Keys: We do understand from time to time room keys get lost or misplaced. For any lost keys a \$10.00 replacement fee will be assessed.

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Extra Persons: \$10.00 per day charge for each additional person up to the maximum per unit.

Check In: Check-in is anytime after 2:00 p.m. Check-out time is 10:00 a.m. **Check with the office regarding minimal fees for late checkout based on availability.**

Dogs: Small dogs (5-25 lbs) are allowed only in the older units, if on leash, cleaned up after, and not left unattended in unit. Pets must be well behaved and no barking. The cost is \$15.00 per day for the first pet and \$5.00 per day for any additional pets. Charges may be assessed for any damages caused by pet(s) during your stay. **NO PETS IN THE POOL AREA.**

We Furnish: All older units are fully furnished with either a stove top or stove with an oven, a full-size refrigerator, microwave, toaster, coffee maker, cookware and eating utensils. (Units 20,21,22, 24 & 25 have ovens) All are heated, air-conditioned, carpeted and have cable television. All linens are furnished. Clean towels are provided every other day of your stay at the designated area between 8 a.m. and 12:00 p.m.

Garbage: Guests are asked to deposit their own garbage in the centralized dumpster. A \$25.00 charge will be assessed for **any** garbage left in the room at departure.

Items Left Behind: Robins is not responsible for any items left behind. Items will be returned at owner's expense.

Pools: Robin's pools are open from Memorial Day through Labor Day. The hot tub by the office is open year round. Pool hours are from 9 a.m. to 11 p.m. **NO GLASS IN THE POOL AREA PLEASE!** Please note: Guests entering the pool area after designated closing time will be assessed a \$50.00 charge!



Robin's Resort
AT THE WATER'S EDGE

Greetings from Robin's!

So you are planning a vacation to the Lake of the Ozarks. Robin's is a great family resort.

Our brochure should answer most of your questions about the resort. The brochure has all updated pictures so you can be assured that "what you see is what you get!" Our web site at **www.robinsresort.net** will provide you with even more information and many more pictures. You will want to check it out! If you like, you may email any questions you have to **info@robinsresort.net** and check availability online.

Our desire is to make Robin's the premiere family resort at the Lake of the Ozarks. To fulfill that objective we have located all facilities truly at the water's edge and all with a beautiful view of the lake. Although all our units are not new, they are continually being remodeled, maintained and equally important, clean. Robin's has a quiet, peaceful atmosphere with many repeat customers returning year after year.

We look forward to serving you and your family as you vacation at Robin's.

With Warm Regards,
Roger and Maggie Langpaul (Owners)

Robin's Resort
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Osage Beach, MO 65065
Phone: (573) 348-2275
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Robin's Resort 2010 Season Rates

| Unit Description and Location | Unit Number | 1/1 – 5/27, 9/6-12/31 Off Season | | 5/28-9/5 In-Season |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------|----------------------------------------------------|------------------------------------------------------------------------------------------|--------------------------------------------------------------------|
| | | People/Day | Week | Occupancy @ Rate |
| 1 BR. LAKEFRONT UNIT All one bedroom units have Kitchenette, Hide-a-Bed in Living Room with Full Tub and Shower in Bathroom. Each has their own private picnic table on a patio, which is at the water's edge. They are located in the lower level (lakeside) apartment building. Unit 5 has two double beds. | Unit 5-8 1 Queen Bed 1 Hide-a-bed Maximum: 4* | 2-3 @ \$80 4 @ \$90 | \$490 (\$70/day) \$560 (\$80/day) | 2-3 @ \$95/day 4 @ \$105/day |
| 2 BR. LAKEFRONT UNIT Our best two bedroom value. Large spacious units with Kitchenette, Bath and Sliding Glass Door to Private Deck overlooking the lake. Units have two semi-private bedrooms. Same building as above but with street level entrance. Unit 1 has two beds in one large room, and Unit 2 has one king and two twin beds – neither have a full wall separating the rooms. | Unit 1-4 1 King/1 Queen 1 Sofa Maximum: 4* | 2-3 @ \$85 4 @ \$95 | \$525 (\$75/day) \$595(\$85/day) | 2-3 @ \$115/day 4 @ \$125/day |
| 2 BR. LAKEVIEW UNIT Our largest two private bedroom unit. Kitchen with Oven. Full Bath with Queen Hide-a-bed and 25" T.V. in Living Room. A super view of the Pool and Lake can be enjoyed from your Dining Room and Patio Deck. | Unit 20-21 2 King Beds 1 Hide-a-bed Maximum: 5* | 2-4 @ \$90 5 @ \$100 | \$560 (\$80/day) \$630 (\$90/day) | 2-4 @ \$125/day 5 @ \$135/day |
| 2 BR. LAKEFRONT UNIT Two private bedroom units. Kitchen with oven. Full Bath, large private deck with grill. Great view of Lake and on the water. Close to Pool, Rec Room and Docks. | Unit 24 2 Queen Beds Maximum: 4* | 2-4 @ \$105 | \$665 (\$95/day) | 2-4 @ \$135/day |
| 2 BR. LAKEFRONT UNIT Two private bedroom units. Kitchen with Stove top. Full Bath and Hide-a-bed in Living Room. Large private deck with grill. Great view of Lake and on the water. Close to Pool, Rec Room and Docks. | Unit 23 1 King/ 1Queen 1 Hide-a-bed Maximum: 5* | 2-4 @ \$105 5 @ \$115 | \$665 (\$95/day) \$735 (\$105/day) | 2-4 @ \$135/day 5 @ \$145/day |
| 2 BR. LAKEFRONT UNIT Spacious Kitchen with Oven and Dishwasher, Ceiling fan and Dining area, plus private washer/dryer. Living Room is furnished comfortably with 32" flat-screen television and DVD player. Both bedrooms are private with ceiling fans. One bath and a second television in Master Bedroom. The view of the Resort, pool and Lake of the Ozarks is spectacular from the large private deck. | Unit 25 2 Queen Beds 1 Hide-a-bed Maximum: 5* | 2-4 @ \$115 5 @ \$125 | \$665 (\$105/day) \$735 (\$115/day) | 2-4 @ \$150/day 5 @ \$160/day |
| 4 BR. LAKEVIEW HOME Upper level has two private bedrooms. Large Kitchen with Oven and Dining area. Spacious, comfortable Living Room with 32" flat-screen television and DVD player. Sliding Door to large private Deck overlooking Pool and Lake. Lower level has private and semi-private bedrooms with second Bath and television. | Unit 22 4 King Beds 1 Twin Bed Maximum: 10* | 8 @ \$160 9 @ \$170 10 @ \$180 | \$1,015 (\$150/day) \$1,085 (\$160/day) \$1,155 (\$170/day) | 8 @ \$245/day 9 @ \$255/day 10 @ \$265/day |
| New Condo-Style Units (All new units are non-smoking, pet free and available for rent year round!) | | 1/1 - 5/27, 9/6-12/31 | | In Season – 5/28-9/5 |
| NEW 1 BR LAKEFRONT SUITE One bedroom, one and three-quarter bath, with a view of the water. Amenities include: king size bed, full kitchen including range, oven, dishwasher, microwave and refrigerator. Screened porch, wireless internet access and cable TV. | 1 King Bed 1 Hide-a-bed Maximum: 4* | 2-3 @ \$140 4 @ \$150 | \$945 (\$135/day) \$1,015 (\$145/day) | 2-3 @ \$170/day 4 @ \$180/day |
| NEW 1 BR "WEDGE" LAKEFRONT SUITE One bedroom, one and three-quarter bath, with a view of the water. Amenities include: king size bed, full kitchen including range, oven, dishwasher, microwave and refrigerator. Screened porch, wireless internet access and cable TV. | 1 King Bed 2 Hide-a-beds Maximum: 6* | 2-3 @ \$155 4 @ \$165 5 @ \$175 6 @ \$185 | \$1,050 (\$150/day) \$1,120 (\$160/day) \$1,190 (\$170/day) \$1,280 (\$180/day) | 2-3 @ \$190/day 4 @ \$200/day 5 @ \$210/day 6 @ \$220/day |
| NEW 2 BR LAKEFRONT SUITE Two bedroom, two bath units located right on the point. Amenities include; Queen-size beds. Full kitchen including range and oven, dishwasher, microwave and refrigerator with ice maker. Central heat and air. Ceiling fans throughout. Screened in porch. Wireless Internet Access. Color TV with cable. | 2 Queen Beds 1 Hide-a-bed Maximum: 6* | 4 @ \$170 5 @ \$180 6 @ \$190 | \$1,155 (\$165/day) \$1,225 (\$175/day) \$1,295 (\$185/day) | 4 @ \$220/day 5 @ \$230/day 6 @ \$240/day |
| NEW 3 BR LAKEFRONT SUITE Three bedrooms, two bath units located at water's edge with extended screened porches for awesome views. Amenities include; 2 King-size beds, 1 Queen-sized bed. Full kitchen including range and oven, dishwasher, microwave and refrigerator with ice maker. Central heat and air with ceiling fans throughout. Screened in porches. Wireless Internet Access. Color TV with cable. | 2 King Beds 1 Queen Bed 1 Hide-a-bed Maximum: 8* | 6 @ \$200 7 @ \$210 8 @ \$220 | \$1,365 (\$195/day) \$1,435 (\$205/day) \$1,505 (\$215/day) | 6 @ \$260/day 7 @ \$270/day 8 @ \$280/day |
| Boat Slip Rentals | | | | |
| All boat slips are covered and include electric, padded wells, use of Robin's level launching ramp and on-site trailer parking | 10' x 20' Slip \$15.00 per day | 12' x 30' Slip \$25.00 per day | 14' x 40' Slip \$30.00 per day | 16' x 40' Slip \$35.00 per day |
| * MEMORIAL DAY, INDEPENDENCE DAY & LABOR DAY HOLIDAY WEEKENDS REQUIRE A THREE (3) NIGHT MINIMUM STAY. * All of the maximum capacities include children and infants in the totals. | | | | |