Vacation Rental Liability Waiver ("Waiver")

(Your Name as "Releasor"), a visitor and short term vacation renter of one I, or more of the following properties: The DwellHouse, The Ela Forest Haven and The Otium Forest Haven located at: 2425 Township Road 444, Sugarcreek, Ohio 44681 or The Treehouse Lodge, The Box, The Shack, The Arrow and The Sky Loft which are treehouses located at: 2375 Private Road 5800, Dundee, Ohio 44624 (the "Property") acknowledge and agree:

1. Renting this property is a "recreational activity" as defined by Ohio Case Law.

2. This recreational property is meant to be a rustic outdoor experience with all inherent risks that come with similar outdoor recreational activities like camping, hiking, climbing and swimming.

3. If you drink alcoholic beverages while on the property, you are to consume them responsibly and maintain low noise levels and not use the soaking tubs if you are under the influence of alcohol. The Property Owners reserve the right to investigate any suspicious activity or high noise levels and remove any non-complying guests at the Property Owners' discretion. Pets are allowed in all of the units except for the DwellHouse. A pet fee of 30 dollars is added except for The Treehouse Lodge which has a 40 dollar pet fee. Pets are not allowed on or in the beds and bedding and if there is evidence of pets being in or on the beds or bedding an additional pet fee of 30 dollars per bed will be charged.

4. Capacity for The Arrow Treehouse, The Sky Loft Treehouse, The Ela Forest Haven and The Otium Forest Haven is 2 persons per unit and we do not allow the presence of children under 18 in any of these four units. By signing this waiver you are agreeing that you will not bring any children under 18 to any of those four units. Capacity for The DwellHouse and The Treehouse Lodge is 12 persons per unit and the capacity for The Box and The Shack is 4 persons per unit. These four units do allow children under 18 and their safety is your responsibility alone. By signing this Waiver, you are signing for and on behalf of any person under the age of 18 who will be using this recreational rental. If you do not have parental or legal authority to sign this Waiver on behalf of a minor person or persons, then that person under the age of 18 shall not be allowed on the property at any time and would be considered a trespasser. Any other persons who are not listed on this waiver and have not signed a waiver would be considered a trespasser as well. Also if there are more persons than the listed capacity at any unit, then everyone at that unit would be considered a trespasser. Events or gatherings with more people than capacity who are not staying overnight can be scheduled with the property owners.

5. In consideration of being permitted to rent and stay at the Property, I agree that this Waiver will apply to not only myself and my family but all guests, and invitees as well. I understand that the risks of a recreational activity can include serious injury and death. I hereby release and hold harmless Dwellbox LTD and its members, principals, agents, officers, employees, and representatives (collectively "Releasees") as well as the owner of the property.

6. I understand and acknowledge that recreational Cabins or sleeping structures especially those created in and around trees have inherent risks different than those of ordinary motels, hotels or bed and breakfast facilities which have specific building codes. I also understand that Cabins and sleeping structures in and around trees are surrounded by nature with all that nature entails including but not limited to adverse weather affecting travel, electrical and utility outages, rocks, plants, animals, insects and rodents. I assume all such risks and agree to notify all guests of such risks.

7. I agree to fully and forever release and discharge from liability and agree not to sue Releasees for any injuries or damages, including bodily injury, death or property damage that may result from or be related in any way to my recreational rental and stay at the Property.

8. I agree that any claims arising out of my recreational rental and any claims of damage or injuries at the property will be determined by binding arbitration before a single arbitrator in Holmes County, Ohio. I understand that I, as well as all Releasees, are waiving the right to a jury trial.

9. I acknowledge that I have read this entire document and that I understand its terms and agree to be bound by them. I understand that this document shall be binding upon me, my heirs, assigns and personal representatives including my Estate and will apply to all minor children.

(Print Name) _____

_____(Releasor's Signature) ______

Printed Names of persons under 18 years of age staying at the Property:	
-	(Age)
	(Age)