

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 Resort 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 Resort 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.

General Information

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: Some dogs 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. Please check with management to see if your dog is permitted.

Pet Charges: \$20.00 per day for the first dog. Each additional dog is \$10.00 per day. (Maximum of 3 dogs per unit). Charges may be assessed for any damages caused by pet(s) during your stay. **NO PETS IN THE POOL AREA.**

We Furnish: All 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 all 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 9 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.

Items Left Behind: Robin's Resort is not responsible for any items left behind. Items will be returned at owner's expense plus a nominal handling fee.

Pools: Robin's pools are open from Memorial Day through Labor Day. 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!

Quiet Time: In order to respect all of our guests while on vacation at the lake, we request that after Midnight, quiet time be observed. This pertains to the entire resort, including on your deck, docks, and the pavilion.

WIFI: Wireless Internet Access is available throughout the Resort.



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 Resort 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 Resort 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 Resort.

With Warm Regards,
Roger and Maggie Langpaul (Owners)

Robin's Resort
4935 Robin's Circle
Osage Beach, MO 65065
Phone: (573) 348-2275
Fax (573) 348-2273
E-mail: info@robinsresort.net

Robin's Resort

2017 Season Rates

Unit Description and Location Units 1-8 are closed November 1 through March 30		Unit Number	Off Season 1/1-5/25, 9/11-12/31	Regular In-Season 5/26-6/22, 8/14-9/10	Premium In-Season 6/23-8/13
WIRELESS INTERNET IS AVAILABLE THROUGHOUT THE RESORT.			Persons/Day	Persons/Day	Persons/Day
1 BR. UNITS All one bedroom units have kitchenette, stove tops but no oven, 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 on the lower level (lakeside). UNIT 8 DOES NOT HAVE A HIDE-A-BED AND SLEEPS ONLY 2*		Units 6-8 1 Queen Bed 1 Hide-a-bed Maximum: 4*	\$98/day	\$113/day	\$123/day
2 BR. UNITS 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, two twin beds, and a queen hide-a-bed sleeper couch, neither have a full wall separating the rooms. Unit 5 has two double beds and a queen hide-a-bed sleeper couch and is located on the lower level, lakeside. UNITS 1, 3, 4 DO NOT HAVE HIDE-A-BED SLEEPER COUCHES		Unit 1-5 1 King/1 Queen 1 Sofa Maximum: 4*	\$103/day	\$133/day	\$143/day
2 BR. DUPLEX UNITS Our largest two private bedroom units with ceiling fans. Kitchen with Oven. Full Bath with Queen-sized Hide-a-bed and TV with DVD player 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*	\$108/day	\$133/day	\$143/day
2 BR. UNIT Two private bedroom units with ceiling fans. There is a second TV in Master Bedroom. Kitchen with Stove top. Full Bath and Full size Hide-a-bed in Living Room. Large private deck. 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*	\$123/day	\$153/day	\$163/day
2 BR. UNIT Two private bedroom units. Queen-sized hide-a-bed. Kitchen with oven and TV with DVD player. Full Bath, large private patio with great view of Lake and on the water. Close to Pool, Rec Room and Docks.		Unit 24 2 Queen Beds 1 Hide-a-bed Maximum: 5*	\$113/day	\$143/day	\$153/day
2 BR. UNIT: THIS IS A NON-SMOKING UNIT Spacious Kitchen with Oven and Dishwasher, Ceiling fan and Dining area, plus private washer/dryer. Living Room is furnished comfortably with flat-screen TV 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*	\$133/day	\$168/day	\$178/day
THE STUDIO: THIS IS A NON-SMOKING UNIT One private bedroom connected to a spacious living room. Has a flat screen TV and DVD player. One bathroom. Kitchen with oven, microwave, and refrigerator. Terrific view of the lake.		STUDIO 1 King Bed Maximum: 4*	\$123/day	\$153/day	\$163/day
4 BR. HOME: Upper level has two private bedrooms. Large Kitchen with Dishwasher, Oven and Dining area. Spacious, comfortable Living Room with Queen-sized hide-a-bed couch, flat-screen TV 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 1 Hide-a-bed Maximum: 11*	8 @ \$208/day 9 @ \$218/day 10 @ \$228/day	8 @ \$263/day 9 @ \$273/day 10 @ \$283/day	8 @ \$278/day 9 @ \$288/day 10 @ \$298/day
Condos (All condos are non-smoking, pet free and available for rent year round!)			Off Season 1/1-5/25, 9/11-12/31	Regular In-Season 5/26-6/22, 8/14-9/10	Premium In-Season 6/23-8/13
NEW 1 BR CONDO One bedroom, 1-3/4 bath, with a view of the water. Amenities include: king size bed, full kitchen including range, oven, dishwasher, microwave, refrigerator with ice maker. Central heat and air. Ceiling fans throughout. Screened in porch over-looking the fabulous view of the lake. Wireless internet access. Cable TV and DVD player.		1 King Bed 1 Hide-a-bed Maximum: 4*	2-3 @ \$158/day 4 @ \$168/day	2-3 @ \$188/day 4 @ \$198/day	2-3 @ \$198/day 4 @ \$208/day
NEW 1 BR "WEDGE" CONDO One bedroom, 1-3/4 bath, with a view of the water. Amenities include: king size bed, full kitchen including range, oven, dishwasher, microwave, refrigerator with ice maker. Central heat and air. Ceiling fans throughout. Screened in porch over-looking the fabulous view of the lake. Wireless internet access. Cable TV with DVD player.		1 King Bed 2 Hide-a-beds Maximum: 6*	2-3 @ \$173/day 4 @ \$183/day 5 @ \$193/day 6 @ \$203/day	2-3 @ \$208/day 4 @ \$218/day 5 @ \$228/day 6 @ \$238/day	2-3 @ \$218/day 4 @ \$228/day 5 @ \$238/day 6 @ \$248/day
NEW 2 BR CONDO Two bedroom, two bath units. 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 over-looking the fabulous view of the lake. Wireless internet access. Cable TV with DVD player.		2 Queen Beds 1 Hide-a-bed Maximum: 6*	4 @ \$198/day 5 @ \$198/day 6 @ \$208/day	4 @ \$238/day 5 @ \$248/day 6 @ \$258/day	4 @ \$248/day 5 @ \$258/day 6 @ \$268/day
NEW 3 BR CONDO Three bedrooms, two bath units located at water's edge. 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. Ceiling fans throughout. Screened in porch over-looking the fabulous view of the lake. Wireless internet access. Cable TV with DVD player.		2 King Beds 1 Queen Bed 1 Hide-a-bed Maximum: 8*	6 @ \$218/day 7 @ \$228/day 8 @ \$238/day	6 @ \$283/day 7 @ \$293/day 8 @ \$303/day	6 @ \$298/day 7 @ \$308/day 8 @ \$318/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 - \$18.00 per day 14' x 40' Slip - \$33.00 per day	12' x 30' Slip - \$28.00 per day 16' x 40' Slip - \$38.00 per day	
JET SKI PADS \$10 per day					