

Terms and Conditions

Agreement between User and www.twincanyonsranch.com

Welcome to Twin Canyons Ranch! By accessing, browsing or using our facilities, services, and amenities (referred to as “we,” “us,” or “our”), you acknowledge that you have read, understood, and agree to comply with and be bound by the following terms and conditions. Please read them carefully before proceeding. If you do not agree with any part of these terms, please do not use our facilities, services, amenities or www.twincanyonsranch.com. The www.twincanyonsranch.com website (the “Site”) consists of various web pages operated by Twin Canyons Ranch Resort.

www.twincanyonsranch.com is offered to you on your acceptance without modification of the terms, conditions, and notices contained herein (the “Terms”). Your use of www.twincanyonsranch.com constitutes your agreement to all such Terms. Please read these terms carefully, and keep a copy of them for your reference.

1. Reservation and Payment:

- 1.1. Reservations can be made through our official website, third-party booking site, or by phone.
- 1.2. A portion of your total payment may be due to secure your reservation, with the remaining balance due 30 days prior to the first day of your reservation.
- 1.3. We accept major credit cards (Visa, Mastercard, Discover, American Express) for payment.

2. Cancellation and Refund Policy:

- 2.1. Cancellations made more than 30 days prior to the first night of your reservation are fully refundable for the amounts paid toward your balance less Twin Canyons Ranch Resort’s booking fee.
- 2.2. Cancellations made less than 30 days prior to the first night of your reservation are non-refundable.
- 2.3. No-shows and early departures are non-refundable.

3. Ranch Rules and Regulations:

- 3.1. All guests must follow posted rules and regulations during their stay.
- 3.2. Smoking is strictly prohibited inside any buildings and designated non-smoking areas.
- 3.3. Pets are allowed only in designated pet-friendly accommodations. Additional fees are required and must be paid 14 days prior to the first day of your reservation. See our [Pet Policy](#) for further information.
- 3.4. Guests are responsible for any damage caused to ranch property during their stay.

4. Liability and Responsibility:

- 4.1. Twin Canyons Ranch is not liable for any loss, injury, damage, or theft that may occur during your stay.
- 4.2. Guests are responsible for their personal belongings and vehicles. We recommend keeping valuables secure.
- 4.3. Activities such as horseback riding, hiking, and other outdoor pursuits are undertaken at the guest's own risk.

5. Privacy and Data Usage:

- 5.1. We collect and store personal information in accordance with our [Privacy Policy](#).

5.2. By using our services, you consent to the collection, use, and storage of your personal information as outlined in our [Privacy Policy](#).

6. Electronic Communications

Visiting www.twincanyonsranch.com or sending emails to Twin Canyons Ranch Resort constitutes electronic communications. You consent to receive electronic communications and you agree that all agreements, notices, disclosures and other communications that we provide to you electronically, via email and on the Site, satisfy any legal requirement that such communications be in writing.

7. Children Under Thirteen

Twin Canyons Ranch Resort does not knowingly collect, either online or offline, personal information from persons under the age of thirteen. If you are under 18, you may use www.twincanyonsranch.com only with permission of a parent or guardian.

8. Links to Third Party Sites/Third Party Services

8.1. www.twincanyonsranch.com may contain links to other websites (“Linked Sites”). The Linked Sites are not under the control of Twin Canyons Ranch Resort and Twin Canyons Ranch Resort is not responsible for the contents of any Linked Site, including without limitation any link contained in a Linked Site, or any changes or updates to a Linked Site. Twin Canyons Ranch Resort is providing these links to you only as a convenience, and the inclusion of any link does not imply endorsement by Twin Canyons Ranch Resort of the site or any association with its operators.

8.2. Certain services made available via www.twincanyonsranch.com are delivered by third party sites and organizations. By using any product, service or functionality originating from the www.twincanyonsranch.com domain, you hereby acknowledge and consent that Twin Canyons Ranch Resort may share such information and data with any third party with whom Twin Canyons Ranch Resort has a contractual relationship to provide the requested product, service or functionality on behalf of www.twincanyonsranch.com users and customers.

9. No Unlawful or Prohibited Use/Intellectual Property

9.1. You are granted a non-exclusive, non-transferable, revocable license to access and use www.twincanyonsranch.com strictly in accordance with these terms of use. As a condition of your use of the Site, you warrant to Twin Canyons Ranch Resort that you will not use the Site for any purpose that is unlawful or prohibited by these Terms. You may not use the Site in any manner which could damage, disable, overburden, or impair the Site or interfere with any other party’s use and enjoyment of the Site. You may not obtain or attempt to obtain any materials or information through any means not intentionally made available or provided for through the Site.

9.2. All content included as part of the Service, such as text, graphics, logos, images, as well as the compilation thereof, and any software used on the Site, is the property of Twin Canyons Ranch Resort or its suppliers and protected by copyright and other laws that protect intellectual property and proprietary rights. You agree to observe and abide by all copyright and other proprietary notices, legends or other restrictions contained in any such content and will not make any changes thereto.

9.3. You will not modify, publish, transmit, reverse engineer, participate in the transfer or sale, creative derivative works, or in any way exploit any of the content, in whole or in part, found on the Site. Twin Canyons Ranch Resort content is not for resale. Your use of the Site does not entitle you to make any unauthorized use of any protected content, and in particular you will not delete or alter any proprietary

rights or attribution notices in any content. You will use protected content solely for your personal use, and will make no other use of the content without the express written permission of Twin Canyons Ranch Resort and the copyright owner. You agree that you do not acquire any ownership rights in any protected content. We do not grant you any licenses, express or implied, to the intellectual property of Twin Canyons Ranch Resort or our licensors except as expressly authorized by these Terms.

10. Third Party Accounts

You will be able to connect your Twin Canyons Ranch Resort account to third party accounts. By connecting your Twin Canyons Ranch Resort account to your third party account, you acknowledge and agree that you are consenting to the continuous release of information about you to others (in accordance with your privacy settings on those third party sites). If you do not want information about you to be shared in this manner, do not use this feature.

11. International Users

The Service is controlled, operated and administered by Twin Canyons Ranch Resort from our offices within the USA. If you access the Service from a location outside the USA, you are responsible for compliance with all local laws. You agree that you will not use the Twin Canyons Ranch Resort content accessed through www.twincanyonsranch.com or any country or in any manner prohibited by any applicable laws, restrictions or regulations.

12. Arbitration

In the event the parties are not able to resolve any dispute between them arising out of or concerning these Terms and Conditions, or any provisions hereof, whether in contract, tort, or otherwise at law or in equity for damages or any other relief, then such dispute shall be resolved only by final and binding arbitration pursuant to the Federal Arbitration Act, conducted by a single neutral arbitrator and administered by the American Arbitration Association, or a similar arbitration service selected by the parties, in a location mutually agreed upon by the parties. The arbitrator's award shall be final, and judgment may be entered upon it in any court having jurisdiction. In the event that any legal or equitable action, proceeding or arbitration arises out of or concerns these Terms and Conditions, the prevailing party shall be entitled to recover its costs and reasonable attorney's fees. The parties agree to arbitrate all disputes and claims in regards to these Terms and Conditions or any disputes arising as a result of these Terms and Conditions, whether directly or indirectly, including Tort claims that are a result of these Terms and Conditions. The parties agree that the Federal Arbitration Act governs the interpretation and enforcement of this provision. The entire dispute, including the scope and enforceability of this arbitration provision shall be determined by the Arbitrator. This arbitration provision shall survive the termination of these Terms and Conditions.

13. Class Action Waiver

Any arbitration under these Terms and Conditions will take place on an individual basis; class arbitrations and class/representative/collective actions are not permitted. THE PARTIES AGREE THAT A PARTY MAY BRING CLAIMS AGAINST THE OTHER ONLY IN EACH PARTY'S INDIVIDUAL CAPACITY, AND NOT AS A PLAINTIFF OR CLASS MEMBER IN ANY PUTATIVE CLASS, COLLECTIVE AND/ OR REPRESENTATIVE PROCEEDING, SUCH AS IN THE FORM OF A PRIVATE ATTORNEY GENERAL ACTION AGAINST THE OTHER. Further, unless both you and Twin Canyons Ranch Resort agree otherwise, the

arbitrator may not consolidate more than one person's claims, and may not otherwise preside over any form of a representative or class proceeding.

14. Liability Disclaimer

14.1. THE INFORMATION, SOFTWARE, PRODUCTS, AND SERVICES INCLUDED IN OR AVAILABLE THROUGH THE SITE MAY INCLUDE INACCURACIES OR TYPOGRAPHICAL ERRORS. CHANGES ARE PERIODICALLY ADDED TO THE INFORMATION HEREIN. KM RESORT HOSPITALITY, LLC AND/OR ITS SUPPLIERS MAY MAKE IMPROVEMENTS AND/OR CHANGES IN THE SITE AT ANY TIME.

14.2. TWIN CANYONS RANCH RESORT AND/OR ITS SUPPLIERS MAKE NO REPRESENTATIONS ABOUT THE SUITABILITY, RELIABILITY, AVAILABILITY, TIMELINESS, AND ACCURACY OF THE INFORMATION, SOFTWARE, PRODUCTS, SERVICES AND RELATED GRAPHICS CONTAINED ON THE SITE FOR ANY PURPOSE. TO THE MAXIMUM EXTENT PERMITTED BY APPLICABLE LAW, ALL SUCH INFORMATION, SOFTWARE, PRODUCTS, SERVICES AND RELATED GRAPHICS ARE PROVIDED "AS IS" WITHOUT WARRANTY OR CONDITION OF ANY KIND. TWIN CANYONS RANCH RESORT AND/OR ITS SUPPLIERS HEREBY DISCLAIM ALL WARRANTIES AND CONDITIONS WITH REGARD TO THIS INFORMATION, SOFTWARE, PRODUCTS, SERVICES AND RELATED GRAPHICS, INCLUDING ALL IMPLIED WARRANTIES OR CONDITIONS OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, TITLE AND NON-INFRINGEMENT.

14.3. TO THE MAXIMUM EXTENT PERMITTED BY APPLICABLE LAW, IN NO EVENT SHALL TWIN CANYONS RANCH RESORT AND/OR ITS SUPPLIERS BE LIABLE FOR ANY DIRECT, INDIRECT, PUNITIVE, INCIDENTAL, SPECIAL, CONSEQUENTIAL DAMAGES OR ANY DAMAGES WHATSOEVER INCLUDING, WITHOUT LIMITATION, DAMAGES FOR LOSS OF USE, DATA OR PROFITS, ARISING OUT OF OR IN ANY WAY CONNECTED WITH THE USE OR PERFORMANCE OF THE SITE, WITH THE DELAY OR INABILITY TO USE THE SITE OR RELATED SERVICES, THE PROVISION OF OR FAILURE TO PROVIDE SERVICES, OR FOR ANY INFORMATION, SOFTWARE, PRODUCTS, SERVICES AND RELATED GRAPHICS OBTAINED THROUGH THE SITE, OR OTHERWISE ARISING OUT OF THE USE OF THE SITE, WHETHER BASED ON CONTRACT, TORT, NEGLIGENCE, STRICT LIABILITY OR OTHERWISE, EVEN IF KM RESORT HOSPITALITY, LLC OR ANY OF ITS SUPPLIERS HAS BEEN ADVISED OF THE POSSIBILITY OF DAMAGES. BECAUSE SOME STATES/JURISDICTIONS DO NOT ALLOW THE EXCLUSION OR LIMITATION OF LIABILITY FOR CONSEQUENTIAL OR INCIDENTAL DAMAGES, THE ABOVE LIMITATION MAY NOT APPLY TO YOU. IF YOU ARE DISSATISFIED WITH ANY PORTION OF THE SITE, OR WITH ANY OF THESE TERMS OF USE, YOUR SOLE AND EXCLUSIVE REMEDY IS TO DISCONTINUE USING THE SITE.

15. Termination/Access Restriction

15.1. Twin Canyons Ranch Resort reserves the right, in its sole discretion, to terminate your access to the Site and the related services or any portion thereof at any time, without notice. To the maximum extent permitted by law, this agreement is governed by the laws of the State of Texas and you hereby consent to the exclusive jurisdiction and venue of courts in Texas in all disputes arising out of or relating to the use of the Site. Use of the Site is unauthorized in any jurisdiction that does not give effect to all provisions of these Terms, including, without limitation, this section.

15.2. You agree that no joint venture, partnership, employment, or agency relationship exists between you and Twin Canyons Ranch Resort as a result of this agreement or use of the Site. Twin Canyons Ranch Resort's performance of this agreement is subject to existing laws and legal process, and nothing contained in this agreement is in derogation of Twin Canyons Ranch Resort's right to comply with governmental, court and law enforcement requests or requirements relating to your use of the Site

or information provided to or gathered by Twin Canyons Ranch Resort with respect to such use. If any part of this agreement is determined to be invalid or unenforceable pursuant to applicable law including, but not limited to, the warranty disclaimers and liability limitations set forth above, then the invalid or unenforceable provision will be deemed superseded by a valid, enforceable provision that most closely matches the intent of the original provision and the remainder of the agreement shall continue in effect.

15.3. Unless otherwise specified herein, this agreement constitutes the entire agreement between the user and Twin Canyons Ranch Resort with respect to the Site and it supersedes all prior or contemporaneous communications and proposals, whether electronic, oral or written, between the user and Twin Canyons Ranch Resort with respect to the Site. A printed version of this agreement and of any notice given in electronic form shall be admissible in judicial or administrative proceedings based upon or relating to this agreement to the same extent and subject to the same conditions as other business documents and records originally generated and maintained in printed form. It is the express wish to the parties that this agreement and all related documents be written in English.

16. Changes to Terms:

Twin Canyons Ranch Resort reserves the right, in its sole discretion, to change the Terms under which www.twincanyonsranch.com is offered. The most current version of the Terms will supersede all previous versions. Twin Canyons Ranch Resort encourages you to periodically review the Terms to stay informed of our updates.

17. Governing Law:

These terms and conditions are governed by and construed in accordance with the laws of the state where Twin Canyons Ranch is located.

18. Contact Us:

Twin Canyons Ranch Resort welcomes your questions or comments regarding the Terms:

Twin Canyons Ranch Resort
7631 Hayworth Highway
Granbury, Texas 76048

Email Address:
info@twincanyonsranch.com

Telephone number:
817-857-2624

By accessing, browsing or using Twin Canyons Ranch facilities, services, or amenities, you acknowledge that you have read, understood, and agreed to these terms and conditions.

Effective as of September 01, 2023.