

Flats Kuća Nebeska HOUSE RULES

Valid 03.07.2023

Dear guests,

We welcome you to our accommodation and look forward to your stay! So that you and future guests can feel comfortable with us, we ask you to abide by the following rules and thank you for your understanding.

1. GENERAL GUIDELINES

- a) These house rules are linked to the tenancy agreement and observance of the house rules is also a condition of the tenancy agreement. Failure to comply with these house rules may have consequences such as a deduction from the rental deposit.
- b) All guests (and visitors) must follow these house rules and other instructions of the landlord.

2. NOISE LEVEL AND NEIGHBOURS

- a) The flats and outdoor areas including pools are not suitable for children under 12 years of age.
- b) Guests are responsible for the safety and behaviour of their accompanying children at all times.
- c) Night-time rest is between 10.00 p.m. and 7.00 a.m.
- d) Excessive noise is prohibited at all times of the day and night, even in the flats, and may result in the holiday flat rental contract being terminated and the holiday flat having to be vacated.
- e) We ask our guests to treat residents and neighbours with respect.

3. VISITORS

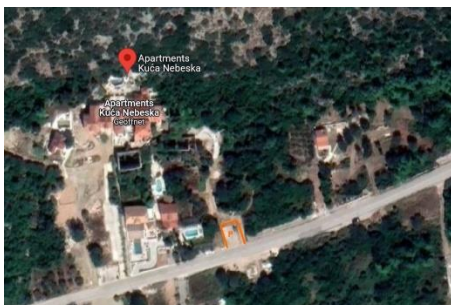
- a) The entire complex is only available to paying guests.
- b) Additional overnight guests are not allowed.

4. EVENTS

- a) Parties and other gatherings are not permitted in this apartment complex.

5. PARKING AND PARKING SPACE

- a) Insofar as a parking space is made available to you, this does not constitute a custody agreement. The landlord is not liable for loss of or damage to motor vehicles parked or manoeuvred on the property and their contents, except in cases of intent or gross negligence.
- b) The following parking facilities are available for this holiday home:



6. WASTE SEPARATION

- a) Waste is separated into residual waste, paper and plastic. Appropriate containers are available on the property.
- b) Please use rubbish bins and cosmetics bins in the bathroom only with rubbish bags and dispose of them closed in the residual waste bin. No rubbish, food leftovers, harmful liquids or similar may be thrown or poured into the kitchen sink, toilets, washbasins or showers. Please avoid anything that can lead to blockages in the pipes (no hygiene articles in the toilet).

7. SECURITY

- a) Each time you leave the cottage it is your responsibility to ensure that all windows and doors are closed to ensure security and prevent rain and water damage.
- b) Lights, air conditioning, fans and electronic equipment such as televisions must be switched off when not in use to save energy. It is not permitted to leave the air conditioning on when you are not in the holiday home.

8. VALUABLES

- a) The landlord / manager is not liable for valuables or wardrobe.

9. POOLS

- a) The pools may only be used between 09:00 and 21:00.
- b) For safety reasons, it is not permitted to use glasses in or around the pool area. Failure to comply with this rule will result in a fine which will be deducted from the deposit.
- c) The pools and associated outdoor areas are for communal use.
- d) Children are to be supervised by their parents at the pools.

10. TERRACE

- a) While using the terrace and balcony areas, children must be supervised by their parents at all times.
- b) Special rules to be observed on the terrace / balcony:
 - a. Do not hang laundry out to dry. Use the areas provided for this purpose.
 - b. Remove personal items after use.
 - c. Removal of deck chairs, chairs and tables to other areas of the complex are only allowed after consultation.
- c. All terraces (except the terrace on the ground floor, which belongs to the flat VIS) on the entire grounds are for communal use. Nevertheless, we ask you to be considerate of the needs of other guests.

11. SMOKING

- a) Smoking is not allowed in the flat.
- b) Cigarette butts must be disposed of properly (e.g. in the ashtray provided) and must not be thrown on the property. Failure to do so will result in a deduction from the deposit.

12. PETS

- a) Pets are not allowed.

13. HOUSING RIGHTS

- a) In case of immediately necessary repairs, it may be indispensable for the landlord to enter the holiday home without the guest's knowledge.

14. WIFI / INTERNET

- a) A wireless internet connection (WLAN) is available in the holiday flat. Please ask us for the access code. There is no entitlement to a functioning internet connection and a defined bandwidth.
- b) The use of the internet with your own WLAN-capable end device (notebook, PDA, smartphone etc.) via the WLAN connection is free of charge for the tenants. They use the internet at their own risk, the landlord excludes any liability in connection with the internet use of the tenants. For the use of the internet access via WLAN, the WLAN usage rules must also be observed. However, please understand that we (have to) secure ourselves against misuse with a signature on your part.

15. BARBECUE/OPEN FIRE

- a) Barbecues are not allowed.
- b) Due to the increased risk of forest fires in Dalmatia, the local warnings and rules of conduct (https://effis.jrc.ec.europa.eu/apps/effis_current_situation/) must be observed.

16. DAMAGES

- a) A deposit of 200,00€ is to be paid on arrival. This will be refunded on departure, less any damage for which the tenant is responsible.
- b) All damages must be reported to the landlord as soon as possible. Failure to report damage may result in a deduction from the deposit.
- c) To avoid damage, no furniture may be moved from one room to another (without prior agreement).
- d) Towels may not be taken out of the holiday flat (e.g. for use on the beach).

17. KEYS

- a) As a guest you will receive 1 key from us.
- b) A loss of the key must be reported immediately to the landlord.
- c) In case of loss, the tenant is liable and bears the costs for the replacement of the entire locking system.

18. ARRIVAL AND DEPARTURE

- a) Arrival is between 15:00 and 22:00.
- b) On departure we ask our guests to vacate the accommodation by 10:00 a.m. at the latest.
- c) On departure, the flat must be left in a swept clean condition and all rubbish must be disposed of.

19. CLEANING

- a) We ask you to keep the flat clean at all times and to remove any stains caused by you directly. Please also put the used dishes back in the cupboards in a clean condition.
- b) Please leave the accommodation swept clean and in the same condition as you found it when you leave.

20. EMERGENCY NUMBERS

- a) In case of an emergency concerning the holiday home, please contact:
- | | | |
|----|------------------|----------|
| a. | Fire brigade | +385 193 |
| b. | Emergency doctor | +385 194 |
| c. | Police | +385 192 |

21. AGREEMENT

- a) Violation of these house rules is a violation of the terms of the rental agreement as stated in the rental agreement.
- b) The owner of the holiday home reserves the right to terminate the tenancy agreement and to evict guests or visitors who refuse to comply with these house rules or who cause a nuisance to neighbours or other residents of the community.