

ACCOMMODATION RULES

Article 1: INTRODUCTORY PROVISIONS

- 1.1** This Accommodation Rules (hereinafter referred to as the "Rules") govern the rights and obligations of guests staying at Villa pri rybníku STROHM (hereinafter referred to as the "Villa") and the rules for using the premises, facilities, and equipment of the Villa.
- 1.2** The operator of the Villa is Branislav Strohmayer, Lachova 16, 851 03 Bratislava, VAT ID: 1026182619 (hereinafter referred to as the "Operator").
- 1.3** These Rules are an integral part of the accommodation contract and the Operator's General Terms and Conditions (GTC). By confirming the reservation and checking in, the guest acknowledges having read the Rules and agrees to comply with them.
- 1.4** The Rules are available on the website www.villastrohm.sk and physically at the Villa. In case of a discrepancy between different language versions, the Slovak version shall prevail.

Article 2: GUEST ARRIVAL AND DEPARTURE

- 2.1** Check-in is possible on the day of arrival from 2:00 PM, unless otherwise agreed in advance.
- 2.2** Check-out must be completed on the day of departure no later than 10:00 AM, unless otherwise agreed in advance.
- 2.3** Late check-out after 10:00 AM is only possible with the prior consent of the Operator and may incur a fee according to the applicable Terms and Conditions.
- 2.4** Upon arrival, the guest is required to check the condition of the Villa and its equipment. Any deficiencies, damages, or discrepancies must be reported to the Operator without delay.
- 2.5** If the guest does not report any defects, it is assumed that the Villa and its equipment were in proper condition at the start of the stay.

Article 3: NUMBER OF GUESTS AND VISITORS

- 3.1** Only persons who are properly registered and listed in the reservation or guest register are allowed to stay in the Villa.
- 3.2** Accommodation of additional persons beyond the agreed number without the consent of the Operator is strictly prohibited and is considered a serious breach of the House Rules.
- 3.3** Visits by non-registered persons are only allowed with the prior consent of the Operator and only between 8:00 AM and 10:00 PM.
- 3.4** The Operator has the right to immediately terminate the stay of a guest in case of violation of these rules without any entitlement to a refund for accommodation or other services.

Article 4 :
NIGHT QUIET AND NEIGHBORLY RELATIONS

- 4.1** Guests are required to behave in a manner that does not disturb other guests or neighbors with excessive noise or inappropriate behavior.
- 4.2** Night quiet hours are generally from 10:00 PM to 7:00 AM. During this time, guests must limit noisy activities (music, shouting, loud conversations).
- 4.3** No events are allowed in the Villa.

Article 5:
SMOKING, ALCOHOL, AND PROHIBITED SUBSTANCES

- 5.1** Smoking is strictly prohibited in all indoor areas of the Villa, including rooms, bathrooms, common areas, staircases, and technical rooms, including electronic cigarettes and other alternative smoking products.
- 5.2** Smoking is only allowed in designated smoking areas (if provided), provided that it does not disturb other guests or pollute the premises.
- 5.3** The use of narcotic and psychotropic substances is strictly prohibited in the Villa and throughout the premises, except for medications prescribed by a doctor.
- 5.4** In case of violation of the smoking ban or the prohibition on using prohibited substances, the Operator is entitled to claim a contractual penalty and compensation for damages according to the applicable GTC and may immediately terminate the guest's stay without any entitlement to a refund.

Article 6:
PETS

- 6.1** Accommodation of pets in the Villa and throughout the premises is not allowed unless the Operator has expressly and in advance granted written consent.
- 6.2** In case of violation of the pet ban, the guest is obliged to cover the costs of extraordinary cleaning, any damages, and other losses incurred by the Operator, in accordance with the GTC and the applicable price list.
- 6.3** The Operator is entitled, in case of violation of this ban, to immediately terminate the guest's stay without any entitlement to a refund.

Article 7:
SAFETY, PROPERTY PROTECTION, AND LIABILITY FOR DAMAGES

- 7.1** The guest is obliged to behave in a manner that prevents damage to the Villa, its equipment, furnishings, as well as the exterior (garden, terrace, parking spaces, etc.).
- 7.2** The guest must not bring objects or substances of a dangerous nature into the Villa (explosives, ammunition, flammable substances in large quantities, toxic, corrosive, radioactive, or infectious materials).
- 7.3** When leaving the Villa, the guest is obliged to properly lock the entrance doors, close the windows, and secure the premises against unauthorized access.
- 7.4** The guest is fully liable for any damages caused to the property of the Operator or third parties in accordance with general legal regulations and the GTC.
- 7.5** The guest is obliged to immediately inform the Operator of any damage to equipment or furnishings. Intentional or negligent damages may be charged to the guest even after the stay if discovered subsequently.

Article 8

USE OF VILLA FACILITIES AND EQUIPMENT

- 8.1** The guest is obliged to use the Villa's facilities and equipment in a usual manner and in accordance with their intended purpose.
- 8.2** Instructions for using appliances (fireplace, grill, dishwasher, sauna, hot tub, etc., if available) must be followed by the guest according to the manuals or the Operator's instructions.
- 8.3** For safety reasons, it is prohibited to tamper with electrical circuits, technical devices, and water or gas valves not intended for regular guest use.
- 8.4** Villa equipment (furniture, appliances, towels, bedding, etc.) must not be removed from the Villa's interior, except for items specifically intended for outdoor use (e.g., outdoor speaker).

Article 9

ORDER ON THE PREMISES, PARKING, AND WASTE

- 9.1** The guest is obliged to maintain order inside the Villa as well as in its immediate surroundings.
- 9.2** Waste must be sorted and disposed of by the guest in the appropriate containers according to the markings and instructions of the Operator.
- 9.3** Parking of vehicles is allowed only in areas designated by the Operator. The Operator is not responsible for damage to guests' vehicles or for items left inside vehicles, unless otherwise agreed in writing.

Article 10

LOST AND FOUND ITEMS

- 10.1** The guest is obliged to check upon departure from the Villa whether they have left any personal belongings behind.
- 10.2** Found items may be sent to the guest upon request; postage and packaging costs are to be borne by the guest.
- 10.3** The Operator will keep found items for a period of one month, unless otherwise agreed with the guest.

Article 11

VIOLATION OF THE HOUSE RULES

- 11.1** Serious or repeated violations of these House Rules may be grounds for the immediate termination of the guest's stay without entitlement to a refund for accommodation or other services.
- 11.2** In such a case, the Operator is entitled to claim contractual penalties and compensation for damages from the guest in accordance with the General Terms and Conditions and applicable legal regulations.
- 11.3** The assessment of whether a serious or repeated violation of the House Rules has occurred lies with the Operator.

Article 12

FINAL PROVISIONS

- 12.1** The Operator reserves the right to amend and supplement these House Rules. The current version is always published on the website **www.villastrohm.sk**
- 12.2** In matters not regulated by these House Rules, the relationship between the guest and the Operator is governed by the General Terms and Conditions and the legal regulations of the Slovak Republic.
- 12.3** These House Rules come into effect on 1 November 2025.

Villa pri rybníku STROHM