

S.I.D.VILLAS s.r.o.

Registered number: 07665741

issues these

Accommodation Regulations

for Short-term Rental of House for Recreational Purposes

POHODA VILLAS RESORT

Chalkidiki, Kassandra 630 77

Part A) Basic Rules

1. Check-in, Check-out of Guests, Rules for Use of Villas and Staying in Resort

- The Accommodation Provider is entitled to accommodate only a properly checked-in Guest that has concluded a Contract and paid the agreed price. For this purpose, a Guest will submit to the caretaker or another contact person authorised by the Accommodation Provider, immediately after arriving in the Resort, a valid identity document or passport (a voucher from the travel agent) and provide the information necessary for the performance of the Accommodation Provider's duties in the place. The same applies to co-guests of the Guest that concluded the Contract.
- Villas are always rented for 7 nights (or 14 or 21 nights) at regular intervals MON-MON, SUN-SUN or THURS-THURS.
- Check-in of Guests takes place from 17:00 to 23:00 local time. At other times Guests can check in (be accommodated, i.e. a Villa handed over to them for use) following a prior agreement with the Accommodation Provider.
- Check-out of Guests from a Villa and the end of their stay takes place until 11:00 local time or by prior agreement, where, if a Villa is not occupied after departure, it is possible to arrange check-out from the Villa in accordance with the Guest's needs.
- For the purposes of handing over the keys to a Villa, it is necessary for a Guest to notify the caretaker of his arrival in Greece by text message no less than 20 minutes before his arrival at the Resort.
- If a Guest requests the extension of a rental, the Accommodation Provider can also offer him a free Villa other than that in which he was originally accommodated.
- The Accommodation Provider reserves the right to change the Villa in the Resort before Arrival. The facilities and comfort of the Villas in the Resort are the same, with the exception of Villa no. 4, which has a bedroom for wedding guests (bed with a canopy), and with the exception of Villa no. 8.

- A Guest can use a rented Villa including its fittings and fixtures.
- The common swimming pool and garden can be used in the Resort.
- The Resort (incl. the common swimming pool and garden) can only be used by Guests staying in the Villa, not by their friends or third persons invited by them, etc. A breach of this duty is a serious violation and grounds for immediate termination of the rental agreement.
- The maximum number of Guests in the Villa is 6 adults and a maximum of 2-3 children under the age of 5.
- A Guest is obligated to comply with safety rules and instructions published on the information board in the Resort—especially by the swimming pool. The swimming pool is used at Guests' own risk, where parents are responsible for their children.
- For hygiene reasons, it is necessary to add chemicals to the water in the swimming pool. It is recommended that a Guest with sensitive skin or eyes consults his doctor about the extent of use.
- The number of sunbeds and sunshades by the swimming pool does not always correspond to the occupancy of all Villas and the Accommodation Provider cannot guarantee a free sunbed and sunshade for the entire duration of a Guest's stay.
- The Villas are non-smoking, smoking is allowed only in the designated space (on the terrace or outside in the garden).
- In the Resort and, in particular, in a Villa, it is not permitted, without the consent of the Accommodation Provider, to move any equipment or to interfere in any way with the electricity network or other installations. A Guest cannot use his own electrical appliances, with the exception of razors, massage machines, hairdryers, etc., that are free of defects and approved for use in European Union countries.
- Pets are not allowed at the Resort, and require the prior consent of the Accommodation Provider.
- The Resort is not open to animals, in particular dogs (with the exception of guide and assistance dogs whose presence is agreed with the Accommodation Provider in advance).
- We recommend not keeping larger amounts of money, documents and other valuables in a Villa. The Accommodation Provider is not liable for damage caused to effects brought in or left in the Resort and a Villa. We do not recommend taking expensive jewellery on holiday.
- Guests can park cars only in their own reserved space in front of a Villa. The Accommodation Provider does not guarantee that a car or property in a car will not be stolen (it is not a secured car park).
- Technical equipment and repairs: Not every country has the same high technical standard you are used to. In the event of a defect (e.g. repair to the air conditioning), acquiring spare parts may take some time, because they are not always available in recreational areas.
- Children's cots are mostly available only depending on occupancy and in a limited number, so we recommend you state your requirements when ordering. If a request is

made later, the Accommodation Provider cannot guarantee it will be complied with. The same applies to other aids that are usually needed for small children (potties, child seats, etc.), which are available only on request and in a limited number.

- A Guest can make use of the common washing machine and drier that are located in the Resort's Facilities building (see Resort Situation Plan). There is also an iron, including an ironing board.
- Every Villa has a dishwasher, tablets for which can be purchased in the local supermarket.
- We do not recommend drinking tap water.
- In the event of a stay longer than 7 nights, hand towels, bath towels and bedding are changed after a week.
- Please use the green towels for around the pool. The blue towels are for the beach by the sea. The Accommodation Provider does not perform cleaning in the Villas during a one-week stay. The Accommodation Provider will arrange cleaning once a week in the event of a stay longer than one week. The Accommodation Provider will arrange the final cleaning of a Villa.
- We expect that our Guests will keep the Resort clean and tidy. In the event of excessive dirtying requiring cleaning over the framework of ordinary cleaning, the Accommodation Provider can request reimbursement of cleaning costs totalling CZK 2,500 (approx. EUR 100).
- Along with the payment of the balance of the price, a security deposit of CZK 10,000 (approx. EUR 400) must be paid - for more information see the Agreement on the Short-Term Rental of a House for Recreational Purposes. The security deposit will be used to secure the Accommodation Provider's legitimate financial claims, especially compensation for any damage to the Accommodation Provider's property, damage of items in the Villa and Resort, debts as a result of leaving a dirty swimming pool through negligence, damaging the garden around the Villa, etc.
- The security deposit can also be used, for example, for the grill, which is to be returned clean and washed (each Villa has its own grill). On returning a dirty grill, the security deposit will be used to pay a fee of CZK 500 (approx. EUR 20) for cleaning the grill.
- Due to the different climate, there can be insects (mosquitos, ants, grasshoppers), where their presence cannot be ruled out in the ground floors of Villas. Despite the use of suitable protective means against insects, which should be used only in a limited way in your own interest, it is not possible to completely exclude the presence of insects. If you notice the presence of insects, we would ask you to notify us promptly. In addition, we recommend you take with you an anti-insect spray or plug-in anti-mosquito devices. We do not recommend you leave food lying around in your room.
- A Guest is obligated to comply with the usual safety rules stipulated in the Resort. For safety reasons it is not possible to leave children under 10 unsupervised by an adult.
- A Guest is obligated to comply with the Safety Rules and Fire Rules, which are part of the Accommodation Regulations—Part B).

- A Guest is liable in full for damage caused to the Accommodation Provider's assets by himself, his children and also persons entrusted to his care. A Guest is obligated to compensate for such damage, unless he proves he did not cause it. The amount of damage is determined by an agreement or an opinion of the relevant specialist company. A Guest is obligated to promptly notify the Accommodation Provider or caretaker of any damage he ascertains to the Villa. If he does not do so, he will be regarded as having caused additionally ascertained damage himself.
- In the period from 23:00 to 07:00 Guests are not asked to remain quiet at night, and consideration for other Guests is a matter of course during the daytime.
- When leaving a Villa, a Guest turns off the lights, switches electrical appliances off, checks that the taps are off, closes the windows, locks the Villa and ensures the gate is closed when leaving by car.
- We would like to ask Guests to throw away waste from the Villa in the bins that are located on the road in front of the Resort. The bins are emptied every other day.
- Please do not throw sanitary napkins and nappies into the toilet! Please use the waste bins.
- Before leaving, a Guest is obligated to return the key to the relevant Villa and the control for the entry gate to the Villa caretaker, unless agreed otherwise.
- In the event of the loss of a key or controller it is necessary for Guests to report this fact promptly to the Accommodation Provider and pay for the damage this causes (costs related to changing locks, etc.). If a Guest is not leaving Greece immediately after checking out of a Villa, there is the option of leaving his property in a room designated by the Accommodation Provider.

Part B) Basic Safety and Fire Rules

1. Safety Rules and Measures

- Moving around the Resort and its surrounding area is at a Guest's own risk. It is necessary to realise the danger of an accident on the steps and on wet surfaces, and injuries caused by electrical current.
- When moving around with children, it is necessary to take increased care, not lean out from windows and balconies, not touch hot appliances or hobs (they do not have child locks), and be careful of sharp items.
- A Guest may not keep weapons, explosives and fireworks in the space, hold or possess intoxicating or psychotropic substances or poisons.
- A Guest cannot place a grill and start a fire in the Resort, except at the barbeque point.
- There is a first aid kit in the Facilities Building (see Situation Plan for Villas).

2. Fire Rules and Fire Measures

- Use of a naked flame is prohibited throughout the premises and generally in the Chalkidiki area

- There is a prohibition against using one's own electrical or gas appliances, with the exception of hygiene devices and laptop computers. There is an absolute prohibition concerning, in particular, cooking and heating appliances.
- A Villa is equipped with a fire extinguisher located in the lower bathroom on the ground floor.
- All installed fire extinguishers can be used to extinguish equipment that is powered by an electrical current.
- Use fire extinguishers only if there is a fire!!!! Any damage or even use of fire extinguishers in other situations (negligence, vandalism, use by children ...) must be paid for. This means payment for a new fire extinguisher and the costs of cleaning space.

3. Other General Safety Rules

- Children younger than seven can move around the Resort only accompanied by their statutory representative or a person authorised thereby who is older than 14.
- Entry and staying in the Resort is prohibited for:
 - a) Persons under the influence of alcohol or intoxicating substances (drugs);
 - b) Persons with animals (this does not apply to guide and assistance dogs).
- Persons with varicose veins and unconscious states, or those who suffer from a serious mental disorder can move around only accompanied by a responsible person.
- A Guest must use the Resort's fittings and fixtures thoughtfully and considerately.
- Paper, tins, bottles and other waste must be thrown away in the waste bins provided.
- Any damage or dirtying of the Resort's facilities and space is strictly prohibited.
- Structural elements in the swimming pool and bathing zone do not provide users with sufficient protection during storms, in particular from lightning strikes. If there is a risk of a storm it is therefore necessary to leave the bathing zone in time.
- Guests are obligated to avoid behaviour that interferes with order, safety and cleanliness on the premises and is in conflict with accepted practices.

4. Swimming Pool and Bathing Zone

- Compliance with hygiene: Entry to the swimming pool is only permitted after washing. Use the shower by the swimming pool. Bathing without swimwear is not permitted. Entry to the swimming pool in bathing footwear is prohibited.
- In the Resort, in particular around the swimming pool, in the bathing zone and the garden there is an express prohibition against:
 - a) Disturbing other visitors with sound recordings from own speakers and mobile phones, playing musical instruments and bothering others by running, being noisy or singing;
 - b) Smoking in the bathing zone;
 - c) Spitting on the ground and into the swimming pool;
 - d) Playing games disturbing the peace of the other guests;
 - e) Taking animals onto the premises (with the exception of guide and assistance dogs);

- f) Leaving children under 7 unsupervised;
- g) Photographing and filming other people or groups without their permission.
- h) bringing food, tables or a grill to the swimming pool, organising events by the swimming pool (these must be agreed with the Accommodation Provider in advance).
- Behaviour in the swimming pool: the swimming pool is not for non-swimmers—it has the same depth of approx. 2 m everywhere. Diving into the pool is prohibited. Guests are obligated to respect the instructions on signs in the Resort. There is a prohibition against:
 - a) Playing ball games in the swimming pool;
 - b) Pushing other people into the swimming pool, pushing them under water or otherwise bothering them;
 - c) Running around the swimming pool;
 - d) Staying in the bathing zone during a storm.
- In the event of an injury, it is possible to use the first aid kit located in the Facilities building (see the Situation Plan of the Resort) and, depending on the nature of the injury, call for medical assistance (see Important Contact Details, which are part of the Visiting Rules brochure, and the important contact details located in a Villa).
- A Guest is obligated to comply with the provisions of these Accommodation Regulations.

A Guest, by accepting accommodation and signing the Agreement for the Rental of a Villa, agrees to comply with these Accommodation Regulations and all its terms and conditions and Accommodation Provider's General Business Terms and Conditions.

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Ing. Jiří Pospíšil

Executive Officer of S.I.D VILLAS s.r.o.