



B_arák

Wellness domek pod horama

INTERNAL RULES

Arrival and departure

1. Accommodation of the tenant and his guests takes place from 4:00 p.m. Exceptions are possible by prior agreement.
2. The maximum number of accommodated guests, i.e. ten (10) persons including children, may not be exceeded by the lessee without permission.
3. At the start of the stay, the tenant will present identity documents.
4. As security (deposit), the tenant is obliged to pay an amount of CZK 6,000 in cash before entering the B-arák in exchange for handing over the keys to the B-arák. This deposit will be returned in cash to the lessee when the lessor takes the cottage back in case of a harmless stay.
5. During the stay, the tenant takes over the B-arák including accessories without defects. The lessee is obliged to report any defects to the lessor immediately. 6. The house must be cleaned and the keys handed over to the lessor on the day of the end of the stay, no later than 10 a.m. The lessor will carry out a cursory inspection.
7. Before departure, the tenant is obliged to clean the rooms and the bathroom, wash the dishes, empty the fridge. Above-average soiling – standard cleaning is included in the price, greater B-arák soiling (mud on the floor, dirty refrigerator, unwashed dishes, dirty walls, mess and garbage around the building, etc.) will be charged with a contractual fine of 3,000 if it is not put in order, --CZK and will be paid by deduction from the harmless deposit. Broken equipment will be charged to the lessee at the purchase price. Before ending the stay, the Tenant is obliged to wait for the lessor's arrival and to properly hand over the object.

B-arák accessories

Ground floor

Bathroom - shower, sink with shelves + hairdryer, toilet, backlit mirror, sink accessories

Corridor - built-in hanging wall, 2x shoe drainer, oak mirror, wall-mounted heating ladder,

Leifheit hand vacuum cleaner, children's dining chair, containers for sorted waste

Kitchen - kitchen unit, dishwasher, induction hob, Bosch convection oven, Bosch microwave oven, sink incl. battery, Nespresso capsule coffee machine, Soda Stream incl. 2 bottles and 1 bomb, Bosch kettle black, Tefal toaster black, hood, cloth towels, paper towels, complete kitchen equipment, bar + 2 oak bar stools

Dining room - window sofa with pillows, coffee table, fur carpet, oak dining table, 2x armchair + 2x oak bench

Living room - Philips Ambilight LED TV, electric fireplace insert, 2 x large Bulldog picture, black floor lamp, black fabric couch incl. of pillows, 1 yellow sofa with pillow, 2x blanket, 2x coffee table, carpet, built-in speakers, Deco router

Wellness - toilet, shower with two showers, infrared sauna, Finnish sauna with accessories, 4 sunbeds, 3 bamboo tables, bamboo laundry basket, bamboo towel stand, bamboo cosmetic stand, Philips Ambilight LED TV, large flower, hanger oak, built-in speakers, basket, Deco router

2nd floor

Room for 2 - double bed, blanket 2x + large pillow 4x + small pillow 2x, bed linen, built-in wardrobe with hangers, wooden shelf for clothes, wall hanger, stool, Philips Ambilight LED TV, carpet, basket

Room for 3 - triple bed, blanket 3x + large pillow 6x + small pillow 3x, bed linen, built-in wardrobe with hangers, wall hanger, stool, black bench, Philips Ambilight LED TV, carpet, basket, laundry basket, Deco router

Room for 5 - five beds, blanket 5x + large pillow 10x + small pillow 5x, bed linen, built-in wardrobe with hangers, wall hanger, stool, black bench, Philips Ambilight LED TV, carpet, basket, laundry basket

Bathroom - shower, two sinks with shelves + hairdryer, toilet, 2 illuminated mirrors, sink accessories

Garden - outdoor seating set wooden chair 8x + table, outdoor gas grill, Separately lockable ski and bicycle storage in the garden with the possibility of recharging bicycles, 5 parking spaces with the possibility of recharging cars, hot tub

Rules of behavior of the tenant (guests)

1. Smoking, use of drugs or other psychotropic substances is prohibited in the rented object under the threat of immediate termination of stay.

2. The lessee is obliged to prevent the loss, destruction, damage of the handed over keys, as well as to prevent the keys from being made available to third parties who are not direct participants in the relevant accommodation contract negotiated between the lessor and the lessee. When leaving the room, the tenant is obliged to close the water taps in the room, turn off the lights, turn off electrical appliances that are not in use during his absence, and close the windows; The tenant may not, without the consent of the accommodation provider: to make substantial changes in the premises intended for accommodation (moving furniture, relocating equipment, etc.); to repair and rearrange anything; remove any equipment and facilities from the accommodation premises; use their own appliances in the premises intended for accommodation, except for small appliances used by the tenant for personal hygiene and office work; leave the premises intended for accommodation to another person; receive visitors in the premises intended for accommodation; to indicate the address of a house with premises intended for accommodation as the place of business; place animals in the premises of the B-arák without the prior consent of the lessor. The owner of the animal is obliged, upon request, at the lessor's request, to prove that the

animal is in good condition by presenting a valid vaccination certificate. In addition, the tenant may not carry a weapon, ammunition or explosives in the premises intended for accommodation or otherwise store them in a condition that allows their immediate use; this does not apply in the case of areas designated for smoking and visibly marked with the appropriate symbol; use an open flame.

3. The lessee is obliged to maintain and leave the rented object in a clean and original state. To maintain a homely environment, we ask that you change your shoes at the entrance to the house.

Entry in ski boots only on the mats in the hall !!!

It is strictly forbidden to enter the residential parts of the house and the wooden stairs in ski boots !!!

The ski room and bike room are located in the garden near the building.

4. It is forbidden to throw garbage outside the designated place (trash bin, dustbin) or pollute the rented premises in any other way. It is strictly forbidden to throw wet wipes and sanitary napkins into the toilets!!!

5. It is not possible to use your own electrical appliances in the rooms. The tenant may not move furniture, equipment, make any modifications and interfere with the electrical network and other installations. It is also not possible to move furniture from the house to the terrace.

6. In the event of damage to the rooms or other areas of the B-arák, or in case of loss of keys, the manager is entitled to demand appropriate financial compensation from the tenant. In case of loss of keys, the tenant is obliged to pay a contractual fine of CZK 4,000 to the accommodation provider.

7. Night time is valid from 10:00 p.m. to 6:00 a.m.

8. Only the owner has access to the technical room on the ground floor.

9. Only the owner has the right to manipulate the high-current and low-current switchboards on the ground floor.

Liability for damage to health and property

1. You need to be extra careful on the interior staircase, the stairs are slippery, there is a risk of injury.

2. The lessor familiarizes the lessee with the heating control /thermostat/. It is necessary to ensure that the heating is controlled exclusively by a familiar tenant and to prevent control by any other unauthorized person.

3. Every present guest together with the tenant is obliged to immediately report the danger of fire, a situation requiring police intervention or medical treatment and to do everything within their means to prevent the spread of fire or avert the impending danger. In winter, the tenant is obliged to regularly remove snow from the driveway in front of and around the house, the owner is not responsible for injuries or damage to property caused by insufficient snow removal around the building or snow falling from the roof. Do not park your car anywhere other than in the parking space. Insurance is

not included in the price of the stay. The operator is not responsible for injuries and damage or theft of property and liability for damage caused to health and property of third parties. Do not leave children unattended in the building or in its immediate surroundings. Parents or their legal representatives are always responsible for their safety and any damage caused by them.

4. The tenant hereby gives consent to the landlord to process and store his personal data, to the extent of the data provided, for the purpose of providing accommodation and guest registration in accordance with Act No. 565/1990 Coll., on local fees and Act No. 326/1999 Coll., on the residence of foreigners in the territory of the Czech Republic and on the amendment of certain laws. More detailed obligations of the lessee and the lessor regarding keeping a record book, or house books are determined by the above-mentioned legal regulations.

5. The lessor processes personal data in accordance with Regulation (EU) 2016/679 of the European Parliament and of the Council of April 27, 2016, the General Data Protection Regulation. In order to make a reservation, the following personal data (Name, surname, email, phone, date of stay, special requirements, birthday, preferences) are processed on the basis of information obtained from the tenant. The lessor will process personal data manually and automatically directly. Personal data will be processed by the lessor for a period of 6 years. The lessee has the right to access his personal data processed by the lessor, their correction or deletion, or restriction of processing, and the right to object to the processing. The lessee also has the right to obtain from the lessor personal data concerning him and which the data subject has provided to the lessor. Based on the tenant's request, the lessor will provide the data subject without undue delay in a structured, commonly used and machine-readable format or, upon request, the lessor will provide it to another clearly designated administrator. This right does not apply to personal data that is not processed automatically.

6. If the tenant believes that unauthorized processing of his personal data is taking place, he may file a complaint with the supervisory authority, which for the territory of the Czech Republic is the Office for the Protection of Personal Data (www.uoou.cz).

7. In the event that a consumer dispute arises between the lessor and the lessee from the contract for the provision of services, which cannot be resolved by mutual agreement, the lessee (consumer) may submit a proposal for an out-of-court settlement of such a dispute to the designated entity for out-of-court resolution of consumer disputes, which is the Czech Trade Inspection, Central Inspectorate - ADR Department, Štěpánská 15, 120 00 Prague 2.

Valid from 1 February 2023
Effective from 1 February 2023

Mgr. Dita Mrázková

ELECTRIC FIREPLACE

- fireplace controls in the upper right corner
- the buttons light up when touched
- the fireplace control is in the upper right corner
- all buttons light up after a touch
- you can control the intensity of blowing/heating
- you can change the color of the light

SAUNA - WELLNESS - HOT TUB

- there is a TV and bluetooth build-in speakers (see passwords)
- dry the used towels or throw them in the wooden basket under the TV
- keep the floor in the wellness area dry - there is a risk of slipping

SAUNAS

- **ALCOHOL CONSUMPTION IS PROHIBITED IN THE SAUNA!!**
- **NEVER pour water on the stones in a FINNISH sauna!! Risk of burns and fire.**
- **Never sleep in a sauna.**
- **Never leave children unattended in the sauna! There is a risk of burns on the stove in the Finnish sauna.**
- Never heat the wellness room with the sauna.
- Do not stay in the sauna for more than 20 minutes.
- Use the sauna only if your health allows it.
- The sauna is not suitable for pregnant women.

Instructions:

INFRA SAUNA

- Turn on the "Power" button
- Set time and temperature
- Option to set white "reading" lighting
- Colored sauna lighting

FINNISH SAUNA

- The left wheel-controller is used to turn it on, the maximum sauna time is 4 hours, by turning it more the left, you can delay the start of the sauna heating
- The right wheel-controller is used to set the temperature

OUTDOOR HOT TUB

- Never leave children unattended in the barrel.
- NEVER jump into the barrel.
- BEWARE of slippery stairs, there is a risk of falling.

Instructions:

- The ideal water temperature in winter is 38 °- 40 ° degrees.
- Filling the hot tub with a **red color** pipe located in the ski/bike room, after filling it is important to drain the water from the pipe in the winter months and place it back in the ski/bike room
- The first heating of the barrel takes about 4-5 hours, depending on the outside temperature.
- The water will remain pleasantly warm until the next day. Just heat it for a while.
 - Aids for flooding (lighter, matches, chips) are located in the ski/bike room, return them to prevent them from getting wet
 - Wood is available outside around the house.
 - Heat the barrel with thin logs and add regularly every 20-30 minutes.
 - When heating the barrel, do not remove the cover.
 - To drain the hot tub, use the **green color** pipe located in the ski/bike room, which you stretch to the small stones near the hot tub .After draining, it is important to drain the water from the pipe in the winter months and place it back in the ski/bike room.
 - Keep the area around the barrel clean!!
 - Use a float to store drinks.

SKI ROOM / BIKE ROOM

- Skis can be placed in ski holders
- Place the bikes in the installed wall bike holders
- Charging possible from two wall sockets

CHARGING ELECTRIC CARS

- charging is in the carport
- if you want to charging a car – let us know - we will turn it on