

HOUSE RULES VILLAPARC HAAKSBERGEN

This house rules document applies to Villaparc Haaksbergen, which is managed by Top Villa Verhuur (hereinafter referred to as the 'Manager'). The rules are intended for the tenants of holiday homes, their companions (hereinafter referred to as 'Tenant'), and in general for all visitors (hereinafter referred to as 'Visitor'). To ensure that everyone enjoys a pleasant stay, we kindly ask you to follow the guidelines below.

Article 1 Sound Policy

- a. Every Tenant or Visitor must respect the privacy and peace of the other tenants and visitors of the park.
- b. Between 22:00 and 08:00, the Tenant and Visitor must observe a period of silence.
- c. Sound-producing devices must be used in such a way that the sound is not audible outside the holiday home; it is therefore also not permitted to use sound-producing devices outside the holiday home.
- d. The Tenant and Visitor are not permitted to cause nuisance through engines, machinery, tools and the like which, in the opinion of the Manager, may cause nuisance.
- e. It is not permitted to behave in the park in such a way, to play football or engage in any other disruptive game that results in a dangerous or disruptive situation, for example noise nuisance, all at the discretion of the Manager.

Article 2 Parking

- a. The Tenant undertakes to park their vehicles in the designated parking spaces.
- b. The parking spaces at the general electric charging stations are exclusively for electric cars.
- c. Parking in gardens and on lawns is prohibited.
- d. Cars of visitors of the Tenant must be parked outside the park.
- e. On the park and when entering and leaving the park, a maximum speed of 5 km per hour must be observed. In the event of a violation of this rule, the Manager has the right to have the car placed outside the park or to deny access.
- f. The Road Traffic Act applies throughout the entire grounds. Electric cars can be charged at the general charging stations or, if applicable, at the charging station at the home. The Tenant must free up the charging station as soon as the vehicle is fully charged. The Tenant is explicitly prohibited from charging the electric car using a plug from the home itself.

- g. It is prohibited to block the paths and the main entrance with any obstacle whatsoever, in connection with the accessibility of the park for emergency services and in case of emergencies.
- h. Parked or stored objects that violate these rules will be removed without any warning at the expense of the Tenant.

Article 3 Use of the Holiday Home

- a. It is not permitted to express a particular political or religious conviction by means of flags, posters or otherwise.
- b. The Tenant must use bed linen on the beds and is not permitted to use beds without sheets.
- c. The Tenant may not put the rented property at the disposal of third parties, nor allow more persons to stay overnight than agreed upon in the reservation, unless with the written permission of the Manager.
- d. Smoking is not permitted in the holiday home. If this is observed, a fine of at least € 250 will be charged. If extra cleaning or repair is required, € 500 will be charged plus the actual costs for odour and damage remediation.
- e. It is not permitted to offer goods (including drinks, foodstuffs or drugs) for sale in the park, to use drugs, or to use the holiday home for the practice of a profession or business.
- f. Tenants are requested not to scatter animal food or other food in the garden of the holiday home or elsewhere on the grounds, due to the risk of attracting vermin.

Article 4 Damage

- a. The Tenant is legally liable for any damage caused by him, his co-tenants or visitors to the holiday home or the items present therein. This also applies to the loss of any of these items.
- b. Any damage must be reported immediately by the Tenant to the Manager, in any case before check-out.
- c. If the Tenant discovers damage upon arrival, it must be reported to the Manager within 2 hours of arrival.
- d. If damage is later discovered by the Owner or the Manager that was not reported by the Tenant, this damage will be considered to have been caused by the Tenant during their rental period and will be at the Tenant's expense.
- e. The Manager can send a damage form at the Tenant's request. The Tenant can submit this to their own insurer.

Article 5 Household Waste

- a. The Tenant must keep the holiday home and the plot free of waste.
- b. Household waste must be separated (where applicable) and deposited in closed bags in the designated container(s).
- c. Chemical waste may not be deposited in the household waste container.

Article 6 Pets

- a. Pets may only be brought if this has been agreed in the reservation. Otherwise, refusal of the pet or rebooking may result.
- b. Pets of visitors of the Tenant are not permitted.
- c. Pets are not allowed at/in water features, swimming pools and other wellness facilities and public places in the park, unless otherwise indicated.
- d. Pets must be kept on a leash at all times, including in the garden of the holiday home. Pets must not cause nuisance to other guests.
- e. Pets must be walked outside the park.
- f. Pets are not allowed on the sofa, chairs or beds.
- g. Excrement must be cleaned up immediately.

Article 7 (Fire) safety

- a. The Tenant must comply with the fire brigade regulations and signs. It is prohibited to make fire anywhere other than the designated places.
- b. Never throw away a burning cigar, cigarette or match. It is prohibited to leave candles burning during the Tenant's absence.
- c. Barbecuing, open fires and making flames are not permitted anywhere in the park, except when using the facilities present at the home.
- d. The setting off of fireworks, including during New Year's Eve, is not permitted.
- e. It is not permitted to use flammable material from nature. Firewood is available from the manager against payment.

Article 8 Arrival and departure

- a. Unless otherwise stated in the booking confirmation, the Tenant must vacate the holiday home by the time indicated. Late departure requires payment of an extra daily rental amount.
- b. Upon departure, the Tenant must leave the holiday home broom-clean. Items must be returned to their original places, crockery washed and put away, kitchen and refrigerator cleaned, and waste deposited in the designated container.
- c. The Manager is entitled to carry out a final check. If the home is not in proper condition, extra cleaning costs will be charged.

Article 9 Miscellaneous Provisions

- a. The Tenant must behave as a good tenant and use the holiday home in accordance with the reasonable instructions given by the Manager or Owner.
- b. The Manager and Owner are not liable for theft or damage to the Tenant's property.
- c. The Manager and Owner are not liable for nuisance caused by third parties.
- d. The Tenant and their Visitors must strictly adhere to these rules and the instructions of the Manager.
- e. The Manager reserves the right to enter the holiday home for inspection or maintenance without refund.
- f. The Manager is authorised to remove persons from the park and deny further access. This results in cancellation of the rental agreement without refund.