

# TERMS AND CONDITIONS

## **In Our House**

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**General provisions apply to the entire recreation park (including sale plots), Hotel Westinn, camping and rental properties in Italy.**

1. The chalet owner must 18 years of age or older, it is not allowed to register at the address of the recreation park and the owner may not own more than 2 chalets/homes at the recreation park.
2. A maximum of 1 chalet, 1 shed, 1 car allowed on a plot.
3. Anyone who is registered on a permanent or seasonal site agrees to be connected to sewer, water and electricity.
4. It is not allowed to repair, paint, de-rust and refurbish car, motorcycles, boats and trailers.
5. It is not allowed to make pits and holes on the grounds.
6. Only the plot tenant's car will be allowed on the property. You are expected to park your car within your plot boundaries, not on paths and the grass. We ask that you keep car use to a minimum and only

at walking pace. If you do not comply with the speed, we reserve the right to deny you access by car.

7. The token that activates the barrier is strictly personal and may not be passed on to others. If misused, access will be denied. You are expected not to allow visitors' cars on the premises.
8. Not to have any shooting or stabbing weapons in your possession.
9. No items to be offered for sale, collection or raffle.
10. No carpentry, excessive breaking or chopping is allowed on Sundays or high season. During high season to remodel in any way, only by agreement.
11. No topless walking, nude sunbathing or running is allowed.
12. Excessive noise or music is not allowed between 10 p.m. and 8 a.m.
13. The recreation park offers a good opportunity to hand in waste separately. In connection with odor nuisance, you must deposit your garbage in tightly bound bags in the garbage containers and then close the container again. Separate containers are available for paper and glass. You can dispose of green waste in the forest strip behind the reception. Only green waste! Please do not dispose of green waste at the front of the forest, walk a little further. Fish waste  
c.q. shells please throw into the sea.
14. It is not allowed to dump bulky waste, refrigerators, washing machines, garden furniture, chemical waste, etc. in or near the containers. You must take these away yourself to a landfill. Our containers are for garbage, paper and glass only.
15. You must mow the grass and trim the hedges yourself or have one of our employees do it for a fee. must leave the trees on our grounds alone; we prune them ourselves. You may not do anything to the trees around the recreation park. If necessary, we will prune and maintain it ourselves. If you do touch it, we will you for the costs of repairing it.

16. You are not allowed to change the color of your caravan without consultation.
17. Boat trailers and trailers are not allowed in the parking areas and trails.
18. For an oil tank, you should have a drip tray with a roof.
19. No bills of for sale on/or in the caravan stick this can be on the notice board at the reception.
20. It is forbidden to sit on installations that are not : electricity, water, sewer, etc. only by agreement.
21. Anyone renting a plot undertakes to maintain the plot (in the broadest sense of the word) no littering and not to turn it into a storage area.
22. Visitors to the recreation park who do not stay overnight do not have to report but you are responsible for visitors. Parking your visitor's car is not allowed on the . If your guests stay overnight they must register at the reception, the costs are€ 2.80 per person per night. (€ 1.50 tourist tax and € 1.30 park fee).
23. It is not allowed to rent you accommodation without permission from the Recreation Park. It is not permitted to rent accommodation to "migrant workers". Letting for a period shorter than 1 month is not allowed. Should you receive permission from the Recreation Park to rent out your accommodation to third parties for a longer period of time, you are required to hand in a night register or to provide a copy of the night register.  
mail before the guest arrives. If the accommodation is rented out, the is € 25.00 per accommodation per month. The tenants must be aware of the general conditions and must comply with them. Should the Recreation Park be inconvenienced by the tenant, access to the recreation park will be denied.
24. Rentals shorter than 1 month are only allowed through the Recreation Park. The Recreation Park does not out all houses and chalets. Chalets older than 3 years, overdue maintenance or no central heating cannot be rented.

through the Recreation Park. There are costs associated with renting through the park and these can be requested from the Recreation Park.

25. No gas cylinders heavier than 13 kg capacity in or around the chalet. You are expected to check the expiration date gas hose annually and renew where necessary.
26. The costs concerning blockage of the drain at the caravan to the main sewer, are for the holiday maker. The costs of damage to the water- gas- and/or electricity pipes are also for the holiday maker. The costs that will be charged are € 35,00 per hour excluding VAT.
27. Using too much power causing a power outage can happen once in a while. Pay attention to what all you have plugged in before using an appliance. This is because you have limited amperage and not everything can be on at the same time. Excessive power outages will incur an expense to get the power back you caravan/chalet.
28. It is forbidden to plant conifers, only native tree species are allowed.
29. Max. 2 dogs are allowed. Pets must be on a leash. Your pet(s) should not be nuisance to your fellow residents. Accidents can happen, please clean them up. In the playground and animal pasture no pets are allowed.
30. When selling a caravan/chalet, 4% for a chalet up to € 1000.00, 3% up to € 20000,00 and 2% from € 20001,00 will be charged on the selling price of the caravan/chalet. No exchange is allowed.
31. The manager has at all times the right to oppose the sale of the caravan/chalet while maintaining the pitch, for example if the caravan is too old, the manager does not agree with the new buyers, etc. We reserve at all times the right to refuse the buyer a contract without giving any reason.
32. From November 1 to April 1, the grounds of the recreation park will be closed. Of course you can walk to your chalet but not by . You can at all times

the reception desk or telephone requests to enter the premises due to renovation (due to heavy/large elements). Please be sure indicate this in a timely manner as there is not always someone . We have come to this decision because of the extreme wetness of the last years. Everything gets broken constantly and this measure keeps the grounds in one piece.

33. Payment of annual rent on the recreation suit is due by . 15. After that we charge 1% interest per month plus administration costs. If the full rent is not before July 1 of the contract year, the contract ends legally without further notice. The caravan/chalet will remain in our possession until the rent has been . If payment is made before 1 January prior to the new contract year, you can the€ 100.00 credit limit.
34. The staff of the recreation park, hotel Westinn, rental objects and camping in Italy are authorized to remove from the premises or deny access to the premises to anyone who does not comply with these rules or who otherwise disturbs or has disturbed the proper course of events, without refund of paid rental fees. The above rules are derived from and in accordance with the applicable Recron rules. We also any disputes according to the Recron conditions.
35. The leisure park, hotel Westinn, rental objects and camping site in Italy cannot be held liable in case of theft, loss and/or damage of goods and/or accidents and/or injury of persons during or as a result of a stay at the leisure park, hotel Westinn, rental objects and camping site in Italy. Also, no liability is accepted for the malfunction or failure of technical installations and/or failure of power and/or provisions and facilities at the recreation park,hotel Westinn, rental objects and camping in Italy.

**General conditions caravan/chalet, construction and conversion on plot on recreation park Wiringerlant.**

- Caravan/Chalet:

When purchasing a new caravan/ chalet, you are expected to discuss this with the manager before . The total area of the caravan must not exceed 48 m<sup>2</sup> and the height must not exceed 3.30 meters. The caravan may be longer than 10 meters. Only in consultation, situation may be deviated from.

An extension in the shape of an L or a T is allowed on caravans made of wood or durable plastic (not aluminum). The extension may not be wider than the caravan itself. You must first submit a situation drawing to the manager, the drawing will then be reviewed with you. Construction is only allowed on plots of 150m<sup>2</sup> or larger.

- Shed:

The area of the shed must not exceed 48 m<sup>2</sup> in combination with your caravan or chalet total and not higher than 2.5 m, any awning must not be 1 m from the shed. The shed must be separate from other objects with the exception of a box. The material must always be wood or durable plastic and a pointed roof is mandatory.

- Coffin:

The box must not exceed 3 m<sup>3</sup>, or in other words 1.5 m high, 1m deep and 2m long. It also must be made of wood or durable plastic only.

- Fencing:

The fence the plot should be no higher than 80 cm at the front and no higher than 1.50 m at the side and back. If you are along the edge of the plot, it is to have a fence at the back of max. 1.80 m high.

- Dish:

A satellite dish for television is allowed, provided it does not exceed a diameter of 60 cm. Also, the dish must remain in contact with the caravan/chalet with its underside.

- **Hardening:**

It is prohibited to pave your plot for more than 50%, excluding the surface of the caravan/chalet. It is prohibited to pour concrete.

- **Safety:**

When renewing your chalet/caravan, the distance to the neighbors must be at least 3 meters for fire safety reasons.

In all cases not provided for, the decides. The management can at any time add to and point out transactions. Anyone who has an agreement on our park must be aware of general provisions, including the RECRON conditions. Changes under reserve.

### **Cancellation Policy**

Hotel rooms, hotel chalets and room the Spa House:

Guest can cancel free of charge up to 3 days before arrival. The pays the first night if he/she cancels within 3 days before arrival. If the guest does not show up then he/she pays the total price.

Villas, Chalets and Tents:

If an agreement is cancelled, you will owe the following cancellation fees: for cancellation more than 90 days before the effective date: 15% of the agreed price, for cancellation within 90 to 60 days before the effective date: 50% of the agreed price, for cancellation within 60 to 30 days before the effective date: 75% of the agreed price, for cancellation within 30 days before the effective date: 90% of the agreed price, for cancellation on the day of effective date: 100% of the agreed price.