

**ACCOMMODATION REGULATIONS**  
accommodation facility Chata Medovka

**ACCOMMODATION FACILITY:** Cottage Medovka

**THE CATEGORY AND CLASS OF ACCOMMODATION:**

category 9 "private accommodation in a building"  
Class<sup>\*\*\*</sup>

**CONTACT DETAILS OF THE ACCOMMODATION:**

Website:	<a href="http://www.medovka.com">www.medovka.com</a>
E-mail:	<a href="mailto:rezervace@medovka.com">rezervace@medovka.com</a>
Phone:	00420 734 275 923

**THE ADDRESS OF THE ACCOMMODATION:**

**Cottage Medovka:** Východná 1095  
032 32 Východná, Slovakia

**IDENTIFICATION DATA OF THE ACCOMMODATION OPERATOR:**

**Business name:** MILK WORLD Slovakia s.r.o.  
**Legal form:** limited liability company  
**Headquarters:** Gorkého 2618/1A, Skalica 909 01  
**ID:** 47689463  
**TIN:** 2024038676  
**VAT NUMBER:** SK2024038676  
**Enrolled:** in the Commercial Register of the Trnava District  
**Court,**  
Section: Sro, File number: 41503/T  
*(hereinafter referred to as "Operator")*

**Art. 1  
INTRODUCTORY PROVISIONS**

- 1.1. **Chata Medovka** is an accommodation facility with seasonal operation, providing temporary accommodation in a cottage - Chata Medovka, classified in category 9 "private accommodation in the building", class\*\*\* according to Vyhl. 277/2008 Coll., which establishes the classification features for accommodation facilities when classifying them into categories and classes (**hereinafter referred to as "Accommodation Facility" or also "Chata" or "Chaty"**).
- 1.2. **The Client is a** natural or legal person (**hereinafter referred to as the "Client"**) who has entered into a Contract for accommodation in the Chalet (**hereinafter referred to as the "Contract"**) with the Operator of the Accommodation Facility in the manner and under the terms and conditions specified in the General Terms and Conditions for the provision of accommodation services in the accommodation facility Chata Medovka (**hereinafter referred to as the "General Terms and Conditions"**), which are published on the website of the Accommodation Facility [www.medovka.com](http://www.medovka.com).
- 1.3. The accommodation facility provides the Clients with accommodation services and other services (**hereinafter referred to as the "Services"**) within the scope as defined in the individual accommodation packages listed in the GTC.
- 1.4. **The Operator of the Accommodation Facility is obliged to:**

- a) pursuant to Act No. 253/1998 Coll. on reporting the residence of citizens of the Slovak Republic and the register of residents of the Slovak Republic, as amended, **to keep a book of residents**, which contains data on the name and surname of the resident, the number of his/her ID card or travel document, the address of permanent residence and the period of accommodation,
  - b) pursuant to Act No. 404/2011 Coll. on the Residence of Aliens and on Amendments and Additions to Certain Acts, as amended, **upon accommodation, verify the identity of the alien** and enter his/her nationality and date of birth in the register of accommodated persons, **ensure the completion of the official form on reporting the alien's residence** and deliver it to the police force within five days of accommodation.
- 1.5. For the purpose referred to in point 1.4 of this article of the Accommodation Regulations, the Client shall present a valid ID card or travel document to the Operator upon check-in. Any Client who is not a citizen of the Slovak Republic is obliged to fill in and sign the form on reporting the stay, which will be issued by the Operator on the basis of the identity document presented. All data in the reporting form must be given completely and truthfully.
  - 1.6. In order to protect their health and safety, Clients are obliged to inform the Operator of their serious health problems or handicaps upon check-in, so that they can be adequately provided with medical assistance if necessary, or special treatment in the event of evacuation and other unexpected events.
  - 1.7. These Accommodation Regulations are published on the website of the Accommodation Facility [www.usadlostpodkrivanom.sk](http://www.usadlostpodkrivanom.sk) and in each Cottage. The Operator reserves the right to unilaterally change the Accommodation Regulations. Any change to the Accommodation Regulations shall be effective on the date it is issued in writing by the Operator and shall take effect on the day following the date of its publication on the Accommodation Website, or may take effect at a later date after its publication as determined by the Operator in the relevant change to the Accommodation Regulations.
  - 1.8. For the Client, the Accommodation Regulations are binding at the moment of making the Reservation.
  - 1.9. Before making a Reservation, the Client is obliged to familiarize himself with the valid and effective Accommodation Regulations published at the time of making the Reservation on the website of the Accommodation Facility, and by making the Reservation the Client unconditionally agrees to the Accommodation Regulations.

### Art. 2 CONDITIONS AND METHOD ACCOMMODATION

- 2.1. The Client has the right to stay in the Cottage of the Accommodation Facility and to use its Services from 14:00 on the first day of the agreed period of provision of Services until 10:00 on the last day of the agreed period of provision of Services at the latest. The Client is obliged to duly hand over the vacated Cottage to the Operator no later than 10:00 a.m. on the last day of the agreed period of provision of the Services. If the Client is in delay in fulfilling this obligation, the Client shall pay the Operator for each day of delay the relevant price for accommodation according to the Price List of the Accommodation Facility, which is part of these Accommodation Regulations.
- 2.2. In exceptional cases, the Client may be accommodated earlier than from 14:00 on the first day of the agreed period of provision of Services, or allow the Client to terminate the provision of Services after 10:00 on the last day of the agreed period of provision of Services, if this

has been agreed in advance with the Operator, or if the Operator agrees and the current situation in the cottage of the Accommodation Facility allows it. The above Services will be charged to the Client according to the current Price List.

- 2.3. If the Client has not stayed in the Cottage by 24:00 on the first day of the agreed period of provision of the Services, the Operator has the right to withdraw from the Contract concluded with the Client and cancel the provision of the Services. The Operator is obliged to inform the Client of this fact, according to the availability of the Client, both by telephone and then without undue delay in writing by e-mail, which the Client has indicated in the Reservation. In this case, the Operator has the right to charge the Client a cancellation fee in the amount and in the manner specified in the Operator's GTC.
- 2.4. The Operator may in exceptional cases, especially in the case of technical defects that would prevent the Client from the proper full use of the Cottage, offer the Client accommodation other than the agreed accommodation, as long as it does not differ substantially from the agreed accommodation.
- 2.5. The Client is obliged to inspect the taken over Cottage without undue delay after taking it over from the Operator for temporary use and to report any possible shortcomings, discrepancies or reservations to the Operator immediately after their discovery. The Operator is obliged to do the same in the event that he/she finds any damage to the Cottage or its inventory.
- 2.6. In the event that the Operator discovers any damage to the Cottage or its inventory in the course of providing the Services or upon termination of the Client's accommodation, the Client shall be obliged to compensate the Operator in full for the damage to the Cottage or its inventory. Likewise, the Client is obliged to compensate the Operator for damage caused to the Cottage or its inventory if the damage is discovered by the Operator after the end of the Client's accommodation, even without the Client notifying the Operator of these facts.
- 2.7. The cottage is considered vacated by the Client if the Client removes all the things he/she brought into the cottage, checks the condition of the cottage with the Operator, gives him/her the keys and checks out of the accommodation.
- 2.8. The Client acknowledges that in case of necessity, urgency of solving an emergency situation (e.g. threat of an accident, violation of accommodation conditions, etc.) and also for the purpose of providing the agreed Services (e.g. management, disposal of municipal waste, etc.), authorized persons of the Operator enter the Cottage, even without the presence of the Client.

### **Art. 3 BASIC DUTIES CLIENTS ACCOMMODATED**

- 3.1. The Client is obliged to act during accommodation in the Cottage in such a way as to avoid damage to health, to the property of the Operator, especially to the Cottage and its facilities, the surroundings of the Cottage, nature and the environment where the Cottage is located.
- 3.2. In order to protect the health of the Clients staying in the Cottage and to protect the property of the Operator, the Cottage must have a locked entrance door during the stay of the Clients in the Cottage. The Client may not allow persons other than the Clients staying in the Cottage to enter the Cottage, or exceptionally during the Clients' reserved visiting hours, but only with their prior express consent. Before the Client opens the front door to persons other than Clients, the Client shall ascertain the reason for the request of such persons to enter the

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- Cottage, and unless there is a reason not to do so, shall not allow such persons to enter the Cottage. In the event of any doubt as to the validity of such persons' request to enter the Cottage, the Client shall immediately contact the Operator.
- 3.3. The accommodated Client is entitled to receive visitors in the Cottage only during the reserved time daily from 8:00 a.m. to 10:00 p.m. After the reserved time, only accommodated Clients may stay in the Cottage.
  - 3.4. Should the Operator discover that persons other than the accommodated Clients are present in the Cottage after the reserved time, this is a violation of the Accommodation Regulations and the Operator may withdraw from the Contract or may charge the accommodated Client the price of the Services for these persons to the extent determined by the Package of Services provided under the Contract to the Client, according to the Price List in force at the time of the discovery of the violation of the Accommodation Regulations.
  - 3.5. From 22:00 to 6:00, the accommodated Clients are obliged to observe the night quiet. Only with the consent of the Operator it is possible to organize social events after 22:00 in individual cases, and only in the premises and under the conditions specified by the Operator.
  - 3.6. In the Cottage and on the land adjacent to the Cottage, the Client may not, without the Operator's consent, move the interior and exterior equipment (understood as the furniture with which the Cottage is equipped and any technical equipment and equipment and seating belonging to the Cottage, etc.) and make any changes and modifications thereto.
  - 3.7. The client is not allowed to take outside the Cottage the linen with which the Cottage is equipped (bed linen, towels and towels).
  - 3.8. The Cottage may only use electrical appliances that are equipped and installed in the Cottage. The Client is strictly forbidden to use his/her own electrical and gas appliances in the Cottage. This prohibition does not apply only to portable technical devices used for the Client's personal hygiene (understood to be a shaver, hair dryer, electric toothbrush, etc.) and chargers for common consumer devices (understood to be a mobile phone, laptop, etc.), which must be in perfect technical condition, otherwise the Client will be liable for any damage caused.
  - 3.9. In the event of a fire, the Client is obliged to follow the relevant fire prevention guidelines of the Cottage and the instructions of the Operator and, upon arrival of the fire protection unit, the instructions of the commander of the intervention.
  - 3.10. For safety reasons, the Client, who is the legal guardian of the children, cannot leave the children under the age of 14 years without adult supervision, neither in the Cottage nor within the external surroundings of the Cottage. The legal representative is responsible for the child and his/her actions in accordance with the relevant legislation of the Slovak Republic, and in the event that the child causes damage to the Operator, the legal representative is obliged to compensate the Operator for the damage in its entirety.
  - 3.11. Smoking and the use of open fires are strictly prohibited in the chalet. Smoking is only allowed in a designated and marked area outside the Cottage (outside the Cottage).
  - 3.12. If the Client falls ill or is injured, the Client is obliged to call for first aid by telephone and at the same time immediately inform the Operator, who will provide assistance in providing first aid or transporting the Client to hospital or arrange for the provision of first aid or transport to hospital.

- 3.13. It is strictly forbidden to bring or keep any animals in the Cottage. If the Operator detects a violation of this prohibition, he is entitled to demand that the Client immediately remove the animal from the Cottage.
- 3.14. Before leaving the Cottage, the Client is obliged to:
- a) properly close the taps,
  - b) turn off the lights in the Cottage and adjacent areas of the Cottage,
  - c) switch off all electrical appliances located in the Cottage,
  - d) Close all windows in the Cottage, including the basement,
  - e) close and lock the front door to the Cottage and keep the key properly and prevent its loss.
- 3.15. In case of loss of the key to the Cottage, the Client is obliged to immediately inform the Operator of this fact and wait in the Cottage or in its vicinity for the arrival of the Operator. In the event of loss of the key, the Client is obliged to pay the Operator compensation in the amount of EUR 30.00.
- 3.16. The Client is obliged to park locked motor vehicles in the designated free parking lot in front of the Accommodation Facility.
- 3.17. The Client is obliged to sort municipal waste to the extent determined by the Operator, and the Client is obliged to use the waste storage bins provided by the Cottage or the containers intended for waste storage belonging to the Cottage. In the evenings, the Client shall lock the bins intended for the storage of waste in the designated areas at the Cottage to prevent access to the waste by wild animals or unauthorised persons.

**Art. 4**  
**LIABILITY FOR INFRINGEMENT**  
**ACCOMMODATION REGULATIONS**  
**CONTRACTUAL CONDITIONS**

- 4.1. The Operator is entitled to withdraw from the Contract concluded with the Client as a result of a gross violation (*hereinafter referred to as "serious violation"*) of these Accommodation Regulations in accordance with the GTC. In the event of withdrawal from the Contract for such reason, the Operator shall have the right to charge the Client a cancellation fee in the amount and in the manner specified in the Operator's GTC.
- 4.2. A serious violation of these Accommodation Regulations is understood to be in particular a violation of the prohibition:
- a) Receiving visitors and staying in the Cottage outside the reserved time,
  - b) respect for the night quiet as defined in these Accommodation Regulations,
  - c) relocation of interior and exterior equipment of the Cottage,
  - d) use of own electrical appliances, except for electrical appliances permitted by the Accommodation Regulations,
  - e) smoking or handling open flames in the Cottage or smoking outside the designated area outside the Cottage,
  - f) bringing and keeping any animals in the Cottage,
  - g) violation of any of the obligations that the Client has when leaving the Cottage.
- 4.3. For violation of the Client's obligations, which are specified in these Accommodation Regulations, the Operator is entitled to demand from the Client the payment of a contractual penalty, namely:
- a) For violation of the obligation referred to in point 3.6 of Article 3 of these Accommodation Regulations in the amount of EUR 500.00 per individual case,

- b) for violation of any other obligations specified in these Accommodation Regulations in the amount of EUR 100.00 for each individual case.
- 4.4. The relevant provisions of the GTC apply to the withdrawal procedure.

**Art. 5  
LIABILITY FOR DAMAGES  
ON THE THINGS BROUGHT IN**

- 5.1. The Operator's liability for items brought into the Cottage by the Client or brought into the Cottage for the Client is regulated in the GTC.
- 5.2. The Operator is liable for the total damage to jewellery, money and other valuables (***hereinafter referred to as "valuables"***) only up to the amount stipulated by Government Regulation of the Slovak Republic No. 87/1995 Coll., implementing certain provisions of the Civil Code, as amended, provided that the Cottage has been properly locked and the items have been stored in the safes with which the Cottage is equipped. As of the date of validity and effectiveness of these Accommodation Regulations, this maximum amount of damage is EUR 332.00.
- 5.3. The Client is obliged to use the safes located in the Cottage for the storage of jewellery, money and other valuables on a continuous basis, in accordance with the written instructions for the operation of the safe and according to the instructions provided by the Operator. The written safe operating instructions are stored in the safe. The Client is obliged to immediately report any technical problems with the safe by telephone or in person to the Operator, otherwise the Operator shall not be liable for any damage to valuables.
- 5.4. According to the GTC, the Operator does not perform special custody for the Clients and does not accept any items from the Clients for special custody. The use of the safe in the Cottage shall not be deemed to be the Operator's taking custody of the items.
- 5.5. The right to compensation for damage must be exercised by the Client with the Operator without undue delay after the damage has been discovered, while this right expires if it has not been exercised no later than the 15th day after the day on which the injured Client became aware of the damage.
- 5.6. The Operator shall not be liable, as stated in the GTC, for any damage or theft of the Client's motor vehicle, including its parts and accessories (roof boxes, bike racks, etc.) or any items in the motor vehicle parked in the parking lot in front of the Accommodation Facility, as it is not a guarded parking lot and there is no contract between the Client and the Operator for the safekeeping or storage of the motor vehicle.

**Art. 6  
FINAL PROVISIONS**

- 6.1. The Accommodation Regulations and the legal relations arising on their basis are governed by the law of the Slovak Republic.

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- 6.2. Should any provision of these Accommodation Regulations be or become invalid, ineffective or unenforceable, such invalidity, ineffectiveness or unenforceability shall not affect the remaining provisions of these Accommodation Regulations.
- 6.3. The competent court of the Slovak Republic is exclusively authorized to resolve any disputes arising out of these Accommodation Regulations.
- 6.4. These Accommodation Regulations shall enter into force on the date of issue and shall come into force on 01.12.2023.
- 6.5. The Price List of Services is a part of the Accommodation Regulations in accordance with § 754 (2) of the Civil Code.

In Východná on 01.12.2023

On behalf of the Operator:

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Managing Director