



## USAGE AND STAY REGULATIONS:

To make your stay at Kooparc as pleasant as possible, we have established a set of rules that apply within the park. All guests must strictly comply with the provisions set out in the **general terms** and **conditions** and these regulations and must always follow the instructions of Kooparc staff.

From the perspective of **safety, peace, hygiene**, and the environment, it is necessary to establish clear rules that all those present at Kooparc must adhere to.

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## RULES TO ENSURE A SMOOTH OPERATION AT KOOPARC:

### 1. PARKING:

There is limited parking available at the accommodations. A maximum of two vehicles per house and three vehicles per multi-person villas (for eight or more people) are allowed. Charging electric vehicles is only permitted at the charging stations in the parking lot. Using the accommodation's power supply for charging electric vehicles is not allowed.

### 2. BARRIER GATE:

The park is accessible at all times. The barrier gate can be opened using the personal access system.

### 3. SPEED LIMIT:

The maximum allowed speed within the park is 15 km per hour.

### 4. SMOKING:

Smoking is not allowed in the accommodations. Please dispose of cigarette waste properly and in an environmentally friendly manner.

### 5. CHECK-OUT:

On the day of departure, accommodations must be vacated by 11:00 AM at the latest.

### 6. PETS:

Pets are only allowed in specifically designated accommodations and must be registered in advance during reservation. Pets must remain leashed within the park,

and waste must be cleaned up immediately. Please refer to the pet regulations for further details.

- 7. (NIGHT) REST AND DISTURBANCE:** Guests must behave appropriately at all times and should not cause any nuisance to other guests or staff.

Quiet hours are from 10:00 PM to 8:00 AM. Guests are expected to strictly adhere to these quiet hours, meaning no loud conversations, music, or any other noise. During the day, it is also not permitted to use music players, musical instruments, or other items that may cause noise disturbance. If a fellow guest lodges a complaint, the disturbance is considered established. Public intoxication is prohibited.

Staff instructions must be followed immediately. Violation of these rules may result in removal from the park without the right to a refund of paid amounts.

- 8. VISITORS:**

Visitors are welcome but must leave the park by 10:00 PM unless an exception has been granted by the park manager. Visitors wishing to stay overnight must register in advance, and additional charges may apply. Kooparc reserves the right to refuse overnight guests. Visitors must comply with all park regulations.

- 9. USE OF ACCOMMODATIONS:**

Each accommodation has its own unique interior. Moving furniture outside is not allowed. Guests must keep the rented accommodation and its immediate surroundings neat and orderly. Any damages or defects may be deducted from the security deposit.

- 10. MAINTENANCE AND CLEANING TASKS/FAILURES:**

Kooparc reserves the right to perform (cleaning) tasks around the accommodation from 8:00 AM onwards.

Urgent failures must be reported immediately and will be resolved as soon as possible. Kooparc has the right to enter rented villas for inspections and/or maintenance work without entitling the guest to a full or partial refund of paid or outstanding rental fees. Additionally, Kooparc may temporarily deactivate buildings and installations for maintenance without entitling the guest to a refund. If possible, Kooparc will notify guests in advance, but in urgent cases, prior notice may be omitted.

- 11. ACCIDENTS, THEFT, OR DAMAGE:**

Kooparc accepts no liability for accidents, theft, or damage, including that affecting third parties.

**12. MISUSE OF FIRE ALARM, EMERGENCY NUMBER, FIRE EXTINGUISHERS:**

Misuse or triggering the fire alarm due to smoking may result in a charge for unnecessary emergency service deployment. The same applies to misuse of the emergency number. Costs incurred will be deducted from the security deposit. Additionally, misuse of a fire extinguisher will result in a charge for unnecessary use and any consequential damages, which will be recovered from the tenant.

**13. SAFETY REQUIREMENTS:**

Guests must follow all traffic and safety regulations.

Guests are required to comply with all traffic and safety regulations and follow staff instructions immediately.

For emergencies and the arrival/departure of emergency services, paths, access roads, and barriers must always be kept free of vehicles and obstacles.

General traffic rules apply within the park. The maximum speed limit is 15 km per hour unless explicitly stated otherwise. Engines of vehicles must not be left running unnecessarily. Only destination traffic is permitted. Pedestrians and (playing) children always have the right of way.

**14. PROHIBITIONS (VARIOUS):** The following activities are prohibited:

- Distributing door-to-door advertising;
- Selling goods door-to-door in the park;
- Offering services;
- Conducting private or public sales;
- Consuming alcohol outside the accommodation;
- Using or possessing (soft) drugs in or around the accommodation;
- Having a tap installation with pressure cylinders;
- Possessing (fire)arms;
- Flying drones over the park;
- Making open fires;
- Damaging plants in any way;
- Littering any kind of waste;
- Using a fire-fueled barbecue on the premises or rooftop terrace due to the risk of fire damage.

**15. LOST/FOUND ITEMS:** Lost items must be handed in. At the request of a departed guest, a found item may be sent to them at their own expense and risk (cash on delivery). Kooparc is not liable for any damage to found items.  
If the owner of a found item does not claim it within one month, it is assumed that they have relinquished ownership.

**16. VIOLATIONS:**

All guests must strictly comply with the provisions set out in the general terms and conditions and these regulations, as well as follow staff instructions.

Violation of the rules and failure to follow staff instructions may result in removal from the park and denial of access, without the right to a full or partial refund of paid or outstanding rental fees. Kooparc also reserves the right to claim compensation for any damage caused by the violation. Generally, a warning will be given first. However, in urgent cases, as determined by Kooparc, immediate removal may occur without prior warning, and access to the park will be denied. Kooparc reserves the right to charge an additional security deposit upon a (first) warning.

**17. UNFORESEEN CIRCUMSTANCES:**

In cases not covered by the general terms and conditions or these regulations, the park manager will decide.

**18. WASTE DISPOSAL:**

Household waste must be disposed of in the designated containers. If a container is full, the waste should be placed in another container. If all containers are full, guests must contact the manager immediately. After disposal, containers must be properly closed.

Frying oil, diapers, and sanitary waste must not be disposed of through the sewage system. If this occurs, the tenant will be responsible for any costs related to clearing blockages.

**19. IN CONCLUSION:**

These rules are designed to ensure a safe, pleasant, and clean environment for all Kooparc guests. We appreciate your cooperation and wish you a pleasant stay.

**Kooparc Management.**