

## **BATHING REGULATIONS AND SAUNA REGULATIONS**

Dear guests! By booking, you conclude a bathing visit contract with Cevo Immo GmbH and thus accept the following bathing regulations as part of the contract.

### **1. Obligations of Cevo Immo GmbH**

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#### **1.1. Granting of use of the facilities, assumption of risk by guests**

(1) The apartment complex allows guests to use the facilities of the bathing facility at their own risk within the framework of the provisions of these bathing regulations.

(2) It is not possible for the bathing facility or its staff to prevent hazards or accidents in general. In particular, the guests themselves bear any personal health-related risks associated with the exercise of the bathing visit. The same applies to injuries and other encroachments on the personal sphere of the bather by other guests or other third parties who are not part of the staff of the bathing facility.

The same applies to injuries and other encroachments on the guest's personal sphere by other guests or other third parties who are not part of the staff of the facility.

(3) The bathing facility assumes exclusively the obligations stated below towards the guests.

#### **1.2. Opening hours and granting of access**

(1) The hotel is required to make the visit possible during the opening hours announced by posting or by the staff.

(2) The apartment complex reserves the right to deny access to persons whose admission to the bathing appears questionable without giving reasons.

(3) Animals are permitted. Animals are not allowed in the pool and must be supervised.

#### **1.3. Condition and operation of the equipment**

(1) The hotel is responsible for ensuring that the facilities are constructed, operated and maintained in accordance with the regulations. In particular, the plant must comply with all applicable hygiene and safety regulations. There are no further obligations on the part of the plant.

(2) As soon as the installation becomes aware of the malfunction, defectiveness or defectiveness of a system which no longer guarantees safe operation, the installation shall immediately prohibit the use of the faulted installation or restrict its use in a proper manner.

(3) The bather is responsible for complying with the instructions of the responsible staff.

#### **1.4. Control of compliance with the bathing regulations**

Within the scope of what is reasonable, the facility checks compliance with the bathing regulations by guests and other persons staying in the area of the wellness facility with the

help of its responsible personnel. If disorderly behavior is detected, the persons concerned will be warned and, if necessary, may be expelled from the wellness area.

### **1.5. Assistance in the event of an accident**

In the event of an accident, the plant will immediately initiate emergency measures with the help of its responsible personnel within the scope of what is reasonable.

### **1.6. Assistance in averting indicated threats**

If the facility, in particular to the responsible staff, is credibly demonstrated by guests that there is an imminent danger to the health and life of guests, the hotel shall, with the help of its staff, make every reasonable effort to avert this danger.

### **1.7. Visits to the bathing facility by people with disabilities, minors and non-swimmers**

People with disabilities must assess for themselves whether and to what extent they are able to use the bathing facility. The facility and thus its staff is not able and therefore not obliged to supervise minors or children, underage or physically or mentally disabled persons and non-swimmers. Children under the age of 18 are not allowed unsupervised in the pool or near the pool. Parents are responsible for their children.

### **1.8. Liability of the hotel**

(1) The hotel shall only be liable for such damage which it or its staff has caused to the guest through unlawful, in particular contrary to contract, and culpable conduct. The facility assumes no liability for damage to third parties caused by items brought by guests.

(2) The facility is not liable for damages caused by disregard of the bathing regulations, any other rules of use or by non-compliance with the instructions of the staff, by other own fault of the injured party or by unavoidable events or force majeure, in particular by interventions by third parties. Contributory negligence leads to a corresponding division of damages. The same applies mutatis mutandis to any special rules of use (e.g. sauna) posted on the respective equipment and facilities as well as to any prohibitions of use or restrictions within the meaning of point 1.3.Abs.2.

## **2. Obligations of the guests**

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(1) The use of the bathing facilities is only permitted as a hotel guest. For non-hotel guests only with the permission of the reception.

### **2.1. Supervision of children, minors, non-swimmers and disabled persons**

(1) For the supervision of children, minors, non-swimmers and disabled persons, the persons responsible for these persons (e.g. the legal guardians or corresponding supervisors or caregivers) have to make proper provisions. Minors up to 18 years of age must be accompanied by a responsible person.

(2) These persons subject to supervision remain responsible for supervision even if they do not enter the premises of the hotel or leave it prematurely.

(3) The applicable youth protection regulations, in particular alcohol and smoking bans, residence bans, obligations of the legal guardians, are to be complied with by the young people and their legal guardians.

(4) Supervisors are the legal guardians or the persons commissioned by them. They are responsible for the behavior of the children in the bathroom and for compliance with the bathing rules.

## **2.2. Supervision of group visits**

(1) In the case of group visits, the responsible supervisor has to ensure compliance with the bathing regulations in the case of pupils, and the responsible functionary in the case of clubs and other organisations, and to bear full responsibility for them. The supervisors in this regard must be present for the entire duration of the group visit.

(2) These supervisors shall maintain due agreement with the staff of the facility in order to ensure that the rest of the normal bathing operation is not disturbed by the group visit.

## **2.3. Instructions from the hotel staff**

(1) Guests are obliged to follow the instructions of the hotel staff without restriction. This also applies if a guest is of the opinion that the instruction given to him is not justified.

(2) Anyone who violates the bathing regulations or prohibitions on the use of certain facilities (e.g. sauna) or restrictions within the meaning of point 1.3 paragraph 2 or defies the instructions of the hotel staff may be expelled from the wellness facility by the hotel or another representative without being entitled to a reduction in the overnight price.

(3) In special cases, a ban on visits may also be imposed for the future. In the event of non-compliance, the guest is liable to prosecution for trespassing.

(4) In the event of approaching storms, the instructions of the hotel staff must be followed and, if necessary, the outdoor swimming pools must be left in good time for safety reasons.

## **2.4. Hygiene regulations**

(1) Guests are obliged to maintain the utmost cleanliness throughout the wellness area, and a cleaning fee may be charged in the event of deliberate contamination. The barefoot area may not be entered with street shoes

(2) The bathing facility must be used with usual, hygienically perfect swimwear (e.g. swimsuit, bikini, swimming trunks, etc.)

(3) The bathing facility may not be visited by persons with diseases that could pose a risk to the health of other bathers (e.g. acute risk of infection).

(4) For hygienic reasons, showers must be taken before each entry into the pool. The showers must be turned off immediately after use.

(5) The use of soap, shampoos or detergents as well as the washing of swimwear in swimming pools and bathing pools is prohibited.

(6) Shaving, hair dyeing, manicures and pedicures are not permitted in the entire bathing facility, including in the showers.

(7) Waste (bottles, jars, cans, paper, etc.) must be disposed of in the designated waste containers.

## **2.5. Refraining from hazards and harassment**

(1) Each guest is obliged to be considerate of the other bathers, especially with regard to noise development. Therefore, everything that bothers or even endangers other bathers is to be refrained from.

(2) The boundaries of the hotel grounds may not be exceeded.

(3) All facilities and facilities of the bath may only be used in accordance with their intended purpose.

(4) It is prohibited to bring deck chairs, floats (except swimming aids) and the like into the pool, unless express permission has been given by the hotel staff.

(5) The reservation of freely accessible deck chairs, cuddly baskets and the like. is not permitted.

(6) The usual rules of decency applicable in public institutions are to be observed. Any immoral, sexual or other offensive intimate acts are not permitted and can be punished with a house ban (without reimbursement of the accommodation price or entrance fee) as well as criminal charges.

(7) Running and playing ball are prohibited. Jumping from the edges of the pool, as well as splashing and pushing into the pool, is prohibited. When moving around in the pool, care must be taken not to harass, endanger or injure other bathers in any way.

(8) Photographing and filming persons without their express consent is strictly prohibited.

## **2.6. Use of additional facilities**

(1) Sun loungers and other facilities may be used free of charge while supplies last.

(2) Each bather may only use one seating or lying area. If this is not used, a long-term reservation by placing towels, bags and the like is not permitted - if necessary, these items may be removed by the hotel staff.

(3) Compensation must be paid for loss or damage.

### **2.7. Introduction and loss of items**

(1) Valuables must be deposited in the room safe; no liability is assumed for valuables otherwise brought into the wellness area.

(2) Found items must be handed in at the reception.

### **2.8 Reporting obligations / obligation to provide assistance**

(1) Accidents, thefts and complaints must be reported immediately to the hotel staff or the management of the hotel.

(2) Each guest is obliged to provide the necessary first aid or other assistance.

### **2.9. Consumption of food, alcohol and beverages**

(1) Food and beverages may only be consumed in the designated areas.

(2) The use of glassware is prohibited in the barefoot area.

### **2.10. Miscellaneous**

(1) Any kind of commercial activity or advertising in the area of the hotel requires the consent of the hotel management.

(2) Smoking is only permitted outdoors in the designated areas.

*We wish you a relaxing stay! If you have any questions or requests during your stay, please do not hesitate to contact us.*

*The Emma Deluxe Aparthotel / Cevo Immo GmbH*

## **SAUNA REGULATIONS**

Dear guests! Our sauna facility wants to offer you relaxation and health. Please understand that compliance with the following provisions is absolutely necessary for the safety, hygiene and, above all, well-being of sauna guests in order to comply with official regulations.

By booking your stay, you conclude a sauna visit contract with Cevo Immo GmbH and thus accept the following provisions of the sauna regulations as part of the contract.

### **1. Obligations of Cevo Immo GmbH**

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#### **1.1. Granting the use of the facilities, assuming the risk of the guests**

(1) The sauna facility allows guests to use the facilities of the sauna facility at their own risk within the framework of the provisions of these sauna regulations.

(2) It is not possible for the sauna facility or its staff to prevent dangers or accidents in general. In particular, the guests themselves bear any personal health-related risks associated with the exercise of the sauna visit. The same applies to injuries and other interventions in the personal sphere of the sauna guest by other guests or other third parties who are not part of the staff of the sauna facility.

(3) The sauna facility assumes exclusively the obligations listed below towards the guests.

#### **1.2. Opening hours and granting of access**

(1) The sauna facility is required to allow visitors to visit the facility during the opening hours announced by posting or by the sauna staff.

(2) The sauna facility reserves the right to deny access to persons whose admission to the sauna appears questionable without giving reasons.

(3) Animals are not permitted.

#### **1.3. Condition and operation of the equipment**

(1) The hotel is responsible for ensuring that the facilities are constructed, operated and maintained in accordance with the regulations. In particular, the hotel must comply with all

applicable hygiene and safety regulations. There are no further obligations on the part of the hotel. (2) As soon as the hotel becomes aware of the malfunction, defectiveness or defectiveness of the system or individual areas, which no longer guarantees safe operation, the hotel immediately prohibits the use of the disturbed facility or restricts its use in a proper manner.

#### **1.4. Control of compliance with the sauna regulations**

Within the scope of what is reasonable, the hotel, with the help of its responsible staff, monitors compliance with the sauna regulations by guests and other persons staying on the premises of the sauna facility. If disorderly behaviour is detected, the persons concerned will be warned and, if necessary, may be expelled from the sauna.

#### **1.5. Assistance in the event of an accident**

The employees of the hotel will immediately provide first aid within the scope of what is reasonable or will initiate the necessary relief measures. First aid materials are available for sauna guests from the hotel staff in case of need. In the event of an accident, every sauna guest is required by law to provide first aid until qualified rescue workers arrive. In any case, accidents must be reported to the hotel staff as soon as possible.

#### **1.6. Assistance in averting indicated threats**

If the hotel, in particular the responsible staff, is reported by guests of an imminent danger to the health or life of guests, the hotel shall, with the help of its staff, make reasonable efforts to avert this danger immediately.

#### **1.7. Visits to the sauna facility by people with disabilities**

People with disabilities have to assess for themselves whether and to what extent they are able to use the respective sauna facility. In the event that persons with disabilities need assistance, staff may be requested for assistance, which must be provided in a timely, prioritized, prudent and service-oriented manner, according to the assessment of the situation, the nature of the request and capacity.

#### **1.8. Supervision of minors and minors**

(1) For the appropriate supervision of underage and responsible minors, the persons responsible for these persons also otherwise responsible for supervision (e.g. the custodians, relatives or corresponding supervisors or caregivers) have to ensure accordingly. The duty of

supervision shall remain in force even if the premises of the hotel operator are not entered or prematurely left by the person subject to the supervisory authority.

(2) The applicable provisions for the protection of minors, in particular alcohol and smoking bans, as well as other obligations of the persons subject to supervision or supervision shall not apply. Guardians, etc. are required by the young people and their supervisors or supervisors. custodians.

(3) Any age limit for the use of the sauna facility must be observed!

### **1.9. Supervision of group visits**

(1) In the case of group visits, the supervisor responsible for this, in the case of associations and other organizations, the responsible functionary for the

To ensure compliance with the sauna regulations and to bear full responsibility for them. The supervisors in this regard must be present for the entire duration of the group visit.

(2) These supervisors must maintain due agreement with the staff of the hotel in order to ensure that the rest of the normal sauna operation is not disturbed by the group visit.

### **1.10. Liability of the hotel**

(1) The hotel shall only be liable for such damage which it or its staff has caused to the guest through unlawful, in particular contrary to contract, and culpable conduct. The hotel assumes no liability for damage to third parties caused by items brought by guests.

(2) The hotel is not liable for damages caused by disregard of the sauna regulations, any other usage regulations or by non-compliance with the instructions of the staff, by other own fault of the injured party or by unavoidable events or force majeure, in particular by interventions by third parties. Contributory negligence leads to a corresponding division of damages. The same applies mutatis mutandis to any special rules of use posted on the respective devices and facilities as well as to any prohibitions of use or restrictions within the meaning of point

## **2. Instructions from the hotel staff**

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(1) Guests are obliged to follow the instructions of the hotel staff without restriction. This also applies if a guest is of the opinion that the instruction given to him is not justified.

(2) Anyone who violates the sauna regulations or prohibitions on the use of certain facilities of the sauna facility or restrictions within the meaning of point 1.3 paragraph 2 or defies the instructions of the hotel staff may be expelled from the sauna facility by the hotel or any other representative without entitlement to a reduction in the overnight price. (3) In special cases, a ban on visits may also be imposed for the future. In the event of non-compliance, the guest is liable to prosecution for trespassing.

### **2.1. Hygiene rules**

(1) Sauna guests are obliged to maintain the greatest cleanliness throughout the sauna facility, and a cleaning fee may be charged in the event of deliberate contamination. The barefoot area may not be entered with street shoes.

(2) The sauna facility may not be visited by persons with illnesses that could pose a danger to the health of other sauna guests (e.g. acute risk of infection).

(3) For hygienic reasons, showers must be taken before and after each entry into the sauna chambers. The shower must be turned off immediately after use.

(4) In the dry saunas, a completely covering bath towel must be placed underneath.

(5) Loungers may only be used in a bathrobe or with a bath towel that completely covers the lying surface.

(6) Shaving, hair dyeing, manicures and pedicures are not permitted in the entire sauna facilities, including showers and cloakrooms.

(7) After the sauna session, the use of plunge pools and swimming pools is only permitted with showers and cleansed of sweat.

(8) Waste (bottles, jars, cans, paper, etc.) must be disposed of in the designated waste containers.

(9) After the sauna session, the use of the swimming pool is only permitted after a shower and cleansed of sweat.

### **2.2. Refraining from hazards and harassment**

(1) Every guest is obliged to be considerate of the other sauna guests, especially with regard to noise development. Therefore, everything that bothers or even endangers other bathers is to be refrained from.

(2) The boundaries of the hotel grounds may not be exceeded.

(3) All facilities and facilities of the sauna may only be used in accordance with their intended purpose.

(4) Avoid any contact with the stove and other technical equipment in the sauna cabins.

(5) The usual rules of decency applicable in public institutions are to be observed. Any immoral, sexual or other offensive intimate acts are not permitted and can be punished with a house ban (without reimbursement of the accommodation price or entrance fee) as well as criminal charges.

(6) Photographing and filming persons without their express consent is strictly prohibited.