

HOUSE RULES

Please take a few minutes to read this information. Apart from the rules, you will also find helpful tips for your stay in our hut. These rules are also a condition and a part of your booking. We recommend that you print them out, take them with you, and communicate them to everyone staying in the hut.

Responsibility and Liability

You are staying in our hut on your own responsibility. This necessitates some understanding of nature and essential manual skills, for example in order to light a fire in wood-burning stoves or to chop wood. Parents are liable for their children's actions! The landlord is not liable for any kinds of damage or accidents caused by staying in the hut or using the various equipment, devices, and tools. The occupants are liable for any and all damage to the hut and/or the equipment caused by improper use thereof.

Please understand that we do not let the house to adolescents.

The **lease agreement** also serves as your booking confirmation and is always and exclusively agreed upon with one tenant (organiser), who is also liable for compliance with these terms of use.

Arrival and Departure

Everything in the hut is prepared, water and electricity supply (photovoltaic system) are switched on. Before your arrival, we will provide you with detailed information on road conditions, key deposit, etc.

Smoking, Open Fire, and Candles

Smoking is strictly forbidden in the whole hut. Cigarette butts are to be disposed of exclusively in the ashtray in front of the hut and **never in the meadow surrounding the hut**. Under no circumstances may candles, tea lights and similar items be used in the bedrooms, they may only be used in the kitchen and must be placed on a fireproof surface (plates or similar).

Safety Precautions

Every room is equipped with a smoke detector that is activated (alarm) in case of smoke development. In addition, a fire extinguisher is installed on the ground floor. The tenant is obliged to familiarise himself with these safety precautions and to communicate the safety instructions to everyone living in the hut.

Roof Avalanche

Stay clear of the roof overhang during wintertime. Mortal danger due to roof avalanches! **NEVER leave children without supervision!**

Noise

The hut is situated in an area rich in game (red deer) and thus a noise-sensitive environment. We therefore ask you to avoid making noise outside the hut. **Please only use radios in the hut.**

Fireworks (Bangers, Rockets...)

Please follow the community guidelines and approach the landlord in case of doubts. Please handle fireworks carefully in forest areas.

Pets Allowed

You are welcome to take your pets with you, but for hygienic reasons dogs are not permitted in the bedrooms. The hut is surrounded by hunting and pasture area, so **dogs must be kept on a lead.**

Access

In case of heavy snowfall (storms) the road is freed from snow.

Wood

Dry and ready-to-use firewood is stored in front of the hut. It can be chopped into smaller, oven-sized pieces if necessary. The wood is intended for heating the wood stoves only, **not for campfires.**

Barbecues

Please only use the barbecue area in front of the hut for grilling. **DO NOT light campfires!** A gas grill is available for barbecues.

Wood Stove in the Kitchen

The stove has a large square iron plate (approx. 70x70cm) and an oven. Use paper and kindling (prepare in advance) to light a fire in the oven. Open the ash box door (the lower door) and keep it open until the fire is burning well. Then pile on some larger pieces of wood and close the ash box door. There may be increased smoke development the first time you light a fire. Under no circumstances overheat the tiled stove, never fill the burning chamber fully. Please only dispose of ash in the ash bucket in front of the hut.

Heating and Hot Water

The wood stove is used to heat both hut and water by means of central heating.

Electricity

An environmentally friendly photovoltaic system provides light and electricity for all rooms. Depending on the solar radiation, the storage batteries (12V) are charged and the current is transformed into 220V mains voltage. **CAUTION: there is an electric current of 220V in all the lamps!** Only switch on lights when necessary. The photovoltaic system is automatically switched off if too much electricity has been used or if it is being used over extended periods of time. An emergency radiator is available in case this happens. A torch (headlamp) can be found in the kitchen. The photovoltaic system is automatically switched back on as soon as the batteries have been recharged, this depends on the solar radiation.

Parking near the Hut

Several cars can be parked in the driveway. This is also the best place to unload them.

Cows in Summer

All the gates surrounding the hut have to be closed at all times. Please observe the rules of conduct for contact with grazing animals.

Water

The hut is provided with water from its own spring. However, **this is NOT tested drinking water!** Please do not leave the water running unnecessarily. In case of longer periods of sub-zero temperatures, the water supply line may freeze. We cannot assume responsibility for this.

Wooden Well in Summer

Please always leave the water running slightly, the well must not dry up.

WC

The toilet is a standard flush toilet with a biological sewage treatment plant, the appropriate toilet paper is provided. **IMPORTANT: never throw anything else into the toilet!** Please use the small waste bin for all kinds of wet wipes, female hygiene products and all other objects. A sufficient amount of rubbish bags is available. Please keep the toilet clean in everybody's interest. Cleaning agents of all kinds are provided. In case of low temperatures, the water in the toilet tank has to be kept running continuously, please put a weight on the flush. Please only pee in appropriate distance from the hut (in the forest!) if you do so outside. **We don't like yellow snow around the hut!**

Hot Water and Shower

The wood stove produces hot water (for shower, basin, and sink). Please only use hot water if absolutely necessary. Always close the shower door and use a bath mat.

Cleaning

We clean the hut before and after each use (pre- and final cleaning, water, waste disposal, etc.). **This is why we charge the final cleaning fee.** During their stay, the residents ensure a clean environment and clean dishes. Please sweep all used rooms, wash and dry used dishes and hang up dirty and wet kitchen towels etc. before your departure. The bed linen does not have to be removed. All cleaning utensils, washing-up liquid and kitchen towels are available (see equipment).

Avoid waste as much as possible, please keep this in mind beforehand when shopping. Please always separate the waste. Separate bins and rubbish bags are available for this purpose (residual waste, plastics and cans). Please empty glass bottles completely and put them into boxes. Always use rubbish bags for the small residual waste bin in the kitchen. Rubbish bags are provided. We will take care of disposing of the waste. **Please do not leave rubbish bags outside!**

Laundry

Bedding is provided. All mattresses, blankets, and pillows are prepared before your arrival. Towels are available for an additional charge.

First Aid

A first aid kit is stored on the ground floor.

We recommend...

Warm hut shoes or trainers

Personal toiletries, medical products