TERMS AND CONDITIONS OF STAY

Błogo Properties - SHERLOCK HOME Terms and Conditions v. 2.1 (effective from 13 July 2026)

§1. General provisions and nature of the service

1. These Terms and Conditions set out the rules governing stays at properties offered through blogo.pl (hereinafter: the "Property"), as well as the rights and obligations of Guests and the Property Manager.
2. The **Property Information Sheet** forms an integral part of these Terms and Conditions. It is a document specifying the parameters of the relevant Property (including the Property Manager, Stay Coordinator, maximum number of occupants, the amount and permitted forms of the security deposit, the third-party liability insurance requirement, rules governing stays with animals, equipment controlled by building automation, and additional attractions), together with the **Schedule of Fees and Contractual Penalties** (§16).
3. These Terms and Conditions, together with the Property Information Sheet, form an integral part of the agreement concluded by making a booking. Both documents are available on the relevant Property page at blogo.pl before a booking is made. The Terms and Conditions are additionally provided to the Guest as a PDF with the booking confirmation, while the Property Information Sheet remains available on the Property page identified in the confirmation and at the Property.
4. The Property provides **short-term accommodation services** within the meaning of the legislation governing hotel services. The stay is temporary and recreational in nature and **does not constitute the rental of residential premises** within the meaning of the Polish Act on the Protection of Tenants' Rights.
5. The person making the booking (hereinafter: the "Guest") is responsible for the stay of all persons accompanying them at the Property and must inform them of these Terms and Conditions. These Terms and Conditions apply to every person present on the Property.
6. The Property Manager is the entity identified in the Property Information Sheet. Day-to-day assistance and communication with Guests are handled by the Stay Coordinator identified in the Property Information Sheet; their contact details are also provided in the pre-arrival message.

§2. Bookings and payments

1. A booking is confirmed once the booking deposit (Polish: zadatek) has been paid in the amount and by the deadline specified in the terms of the selected booking channel (for bookings made at blogo.pl - in accordance with the website's terms and conditions).
2. The remaining balance for the stay must be paid no later than 14 days before arrival. Failure to make payment by the deadline constitutes cancellation attributable to the Guest and results in forfeiture of the booking deposit.
3. For bookings made less than 14 days before arrival, the full amount due must be paid within 48 hours of booking confirmation, failing which the booking will be cancelled and the booking deposit forfeited.
4. If the stay is cancelled at least 30 days before the scheduled arrival date, all amounts paid, including the booking deposit, will be refunded in full.

5. If the stay is cancelled less than 30 days before the scheduled arrival date, the booking deposit is non-refundable. If the Guest has paid an amount exceeding the booking deposit, the portion relating to accommodation will be refunded in proportion to the number of nights for which the Property Manager succeeds in rebooking the Property during the cancelled period; settlement will be made within 14 days after the end of the cancelled stay period.
6. Fees paid for ordered additional services (e.g. attraction packages) that have not been provided will be refunded in full regardless of the cancellation date, unless the Property Manager has already incurred documented costs in preparing them, in which case the refund will be reduced by those costs.
7. If the Guest shortens the stay for reasons beyond the Property Manager's control, no refund will be issued for the unused portion of the stay.
8. Services are provided at the prices stated on the Property page. All prices are inclusive of applicable taxes.

§3. Accommodation period

1. The accommodation period runs from 3:00 p.m. on the arrival date until 10:00 a.m. on the departure date.
2. Standard check-in takes place **between 3:00 p.m. and 9:00 p.m.** Check-in after 9:00 p.m. requires prior agreement with the Stay Coordinator and is subject to a fee in accordance with the Schedule of Fees.
3. Changes to check-in or check-out times are possible by prior agreement with the Property Manager or Stay Coordinator, provided that the booking schedule permits. Early check-in and late check-out may be available as paid additional services.
4. Checking out after 10:00 a.m. without prior agreement will result in a fee in accordance with the Schedule of Fees. No fee will be charged if the Guest has purchased the late check-out service.
5. Guests must advise the Stay Coordinator of their planned arrival time with the notice specified in the Property Information Sheet.

§4. Online check-in, handover and return of the Property

1. Before arrival, the Guest completes an online check-in form, providing the information necessary to perform the service, confirming that they have read the "Good Neighbour Policy" (an extract from these Terms and Conditions), and signing the form.
2. The Property is handed over: a) in person - by the Stay Coordinator; at the Guest's request, a handover and acceptance report will be prepared; or b) remotely - by providing an access code or unlocking the door.
3. If no report has been prepared, a **simplified procedure** applies: the Guest has **2 hours** from the time the Property is made available to report any concerns regarding its condition to the Stay Coordinator (by message, preferably with photographs). If no report is made, the visible condition of the Property and its equipment at the time of handover will be deemed to have raised no concerns. This procedure does not limit the Guest's right to submit complaints or the Property Manager's liability for defects that could not have been identified during an ordinary inspection.
4. The Property is inspected upon check-out, either in the Guests' presence (at their request) or by the Stay Coordinator after their departure.

5. Only persons included in the booking may stay at the Property, in the number stated in the booking and not exceeding the maximum specified in the Property Information Sheet. Visits by other persons require the prior consent of the Property Manager or Stay Coordinator. Any breach will result in a fee in accordance with the Schedule of Fees.
6. The Property Manager may refuse to provide the stay where false information has been supplied, required payments have not been made, or there are reasonable grounds to suspect an intention to breach these Terms and Conditions (e.g. by organising a party).
7. Transferring or subletting the Property to third parties is prohibited.
8. Throughout the stay, the Guest must remain reachable by telephone (calls and text messages) at the number provided in the booking. If a different number should be used during the stay, the Guest must clearly provide it to the Stay Coordinator by text message or email no later than at check-in. Notices and requests sent to the number provided in the booking or to the most recently provided alternative number will be deemed effectively delivered; failure to answer a call or read a message does not suspend the procedures described in §7 and §8.

§5. Security deposit and third-party liability insurance

1. If required by the Property Information Sheet, a security deposit in the amount specified therein will be collected before arrival using one of the forms available for the relevant Property (cash, bank transfer, dedicated payment link or payment card pre-authorisation), as specified in the Property Information Sheet.
2. Failure to provide the security deposit no later than 24 hours before check-in (or, for a cash deposit, when the Property is handed over) entitles the Property Manager to refuse to hand over the Property; this does not release the Guest from the payment obligations arising from the booking.
3. The security deposit will be refunded (or the pre-authorisation released) within 2 business days after check-out if no damage is found during inspection. If damage is found, the security deposit may be retained until the cost has been assessed, for no longer than 30 days or, where repairs require additional quotations or coordination of works, for no longer than 90 days.
4. If required by the Property Information Sheet, the Guest must hold personal third-party liability insurance or travel insurance including third-party liability cover for the duration of the stay. Details of the policy must be emailed to the Property Manager no later than 24 hours before arrival; before arrival, the Guest will receive a link enabling them to purchase a policy that meets the requirements.
5. Damage costs will be covered in the following order: from the Guest's third-party liability insurance (if held or required), from the security deposit, and, for any remaining amount, directly by the Guest. Fees and penalties under the Schedule of Fees may be deducted from the security deposit in the first instance.
6. The order in which the Guest's third-party liability insurance and security deposit are used to settle costs may be changed by agreement of the parties in an email.
7. The Guest is financially liable for damage, destruction and excessive wear and tear to equipment caused by the Guest, persons staying with the Guest, or visitors. Adult guardians are liable for damage caused by minors.

§6. Peace and good neighbourly relations

1. **Audibility rule (24 hours a day):** sounds from the Property - including music, singing, amplified sound and loud conversations - must not cause a nuisance beyond the Property boundaries **at any time**. Conduct that disturbs the peace of the surrounding area during the day is treated in the same manner as a breach of night-time quiet hours.
2. **Night-time quiet hours apply from 10:00 p.m. to 8:00 a.m.** After 10:00 p.m., conversations and music must be moved indoors; this also applies to recreational areas (terrace, hot tub, Jacuzzi, swimming pool and fire pit).
3. **Parties and events** (including bachelor parties, bachelorette parties, birthday parties and similar events) are prohibited at the Property at all times unless the Property Manager has given written consent.
4. The **use of Guests' own speakers** and external sound amplification equipment is prohibited. Audio equipment provided at the Property is intended solely for indoor use and must not be taken outside.
5. Guests must **respect neighbouring properties**; entering them and interfering with residents' privacy are prohibited. Parking is permitted only in the locations specified in the Property Information Sheet.
6. A speed limit of **15 km/h** applies on the internal and access roads identified in the Property Information Sheet.
7. If stated in the Property Information Sheet, the Property is equipped with an **automatic quiet mode**: at 10:00 p.m., the building automation system automatically disconnects power to outdoor sockets and selected outdoor lighting circuits. This is a permanent, daily feature of the Property designed to preserve quiet and operates regardless of Guests' conduct.

§7. Noise measurement and response procedure for disturbances

1. An automated noise-level sensor system operates at the Property (unless the Property Information Sheet states otherwise). The sensors **measure only sound intensity in decibels; they do not record conversations or images**. The system records the results as a graph of noise levels over time. These objective records, rather than subjective impressions, form the basis for determining breaches.
2. If the permitted noise level is exceeded, the following steps apply at every Property: **a) reminder** - if the exceedance lasts longer than 5 minutes, the system automatically sends a text message to the telephone number provided in the booking, reminding the Guest of the rules; **b) contractual penalty** - if the noise does not cease within 20 minutes of the reminder, or if at least 3 exceedance incidents, each lasting 5 minutes, occur within one hour, a contractual penalty will be charged in accordance with the Schedule of Fees and the Guest will be informed by text message; every penalty must be approved by the Stay Coordinator or Property Manager on the basis of system records; **c) intervention by the Stay Coordinator** - by telephone and, where necessary, in person at the Property; the cost of an in-person intervention following unsuccessful telephone contact will be charged to the Guest in accordance with the Schedule of Fees.
3. Where provided for in the Property Information Sheet, the following additional measures also apply: **a) voice announcement** - played at the Property if there is still no improvement and telephone contact cannot be established, informing the Guest of the next steps; **b) intervention by the security agency's response team** - if there is still no improvement; the cost of the intervention will be charged to the Guest in accordance with the Schedule of Fees if prior contact proved unsuccessful or the breach was confirmed.

4. In the event of a serious or repeated breach, the Property Manager may terminate the agreement with immediate effect in accordance with §8.
5. An equivalent procedure (excluding automated steps) applies to breaches reported by neighbours, other guests or public services, once verified.

§8. Termination of the agreement with immediate effect

1. In the event of a party being organised, a serious disturbance of the peace, the permitted number of occupants being exceeded, aggressive conduct, the creation of a safety hazard, refusal to comply with requests from the Property Manager, Stay Coordinator or security personnel, a breach of fire safety prohibitions, or any other serious or repeated breach of these Terms and Conditions (despite a request to comply), the Property Manager is entitled to **terminate the agreement with immediate effect due to the Guest's fault**.
2. Notice of termination will be given to the Guest by text message or email using the contact details provided in the booking (documentary form is sufficient), or orally by the Stay Coordinator or security personnel, followed by confirmation in a message.
3. Following termination, Guests must leave and return the Property within the time specified by the Property Manager. No refund will be issued for the unused portion of the stay. The Property Manager retains the right to contractual penalties, intervention, cleaning and repair costs, as well as to make deductions from the security deposit.
4. Remaining at the Property after the specified deadline constitutes occupation without legal title and may be reported to the Police (Article 193 of the Polish Criminal Code); a fee in accordance with the Schedule of Fees will be charged for each commenced hour of unauthorised use.
5. If, as a result of a breach of these Terms and Conditions by the Guest or persons for whom the Guest is responsible, the Property Manager is required to refund fees, reduce the price, pay compensation or cover other documented costs for other guests whose stay has been disrupted, shortened or prevented (including the costs of an unplanned return journey or alternative accommodation), the Guest must reimburse the Property Manager for the equivalent of those payments and costs by the deadline specified in the demand for payment, together with the documented costs of handling such claims. This does not limit the Property Manager's right to contractual penalties or damages under the general rules (§16(2)-(3)).

§9. Use of the Property and safety

1. Guests must use the Property for its intended purpose and with due respect for its character and equipment (including handcrafted and decorative items identified in the Property Information Sheet).
2. Whenever leaving the Property, Guests must close all windows and doors and switch off lights and electrical appliances.
3. Interference with the Property's technical installations and equipment (including automation, filtration systems and sensors) is prohibited.
4. Guests must separate waste and dispose of it in the designated containers; leaving waste or objects outside the Property grounds is prohibited.
5. For fire safety reasons, the following are prohibited: a) smoking tobacco products or e-cigarettes inside buildings (smoking is permitted only in designated outdoor areas); b) using heating appliances or cookers that are not part of the Property's equipment; c) lighting a barbecue or fire outside designated areas, including the use of open flames or barbecuing

equipment on wooden terrace surfaces; d) using fireworks, flares, sky lanterns or other pyrotechnic materials; e) storing hazardous, flammable or explosive materials; f) leaving fires unattended in wood-fired equipment (hot tub, sauna or fireplace).

6. Charging electric and hybrid vehicles from standard sockets in the Property's internal electrical system is prohibited. Charging is permitted only at appropriately adapted and marked locations, if available.
7. The use of drones on the Property requires the Property Manager's consent.
8. In the event of a breakdown, safety hazard or reasonable suspicion of a serious breach of these Terms and Conditions, the Property Manager or Stay Coordinator is entitled to enter the Property at any time, including in the Guests' absence.
9. In the event of a fire or other hazard, Guests must follow the fire safety instructions available at the Property and the directions of the Stay Coordinator, and must notify the emergency services immediately.

§10. Water, wellness and additional attraction areas

1. Use of the swimming pool, Jacuzzi, hot tub, sauna and similar amenities (if available at the Property) is subject to the following rules: a) use while under the influence of alcohol or intoxicating substances is prohibited; b) bringing in glass, sharp objects, food or drinks is prohibited; c) placing in the water any objects, substances or cosmetics that affect water quality is prohibited; d) animals are prohibited; e) interference with installations, filters or control panels, including independently draining or adding water, is prohibited; f) the Jacuzzi/hot tub must be covered after use, and the cover must be hung on its holder while bathing; g) standing or walking on equipment covers is prohibited.
2. Amenities may be used only by persons whose health does not present any contraindications. Use is prohibited for persons with skin diseases, infectious diseases, open wounds or epilepsy and, in the case of the sauna, circulatory insufficiency.
3. Minors may use the amenities and recreational infrastructure (playground, sports court, trampoline and waterside area) only under the continuous supervision of adult guardians, who are responsible for them.
4. **Natural bodies of water (pond, lake):** the area adjacent to the body of water is private Property land and **does not constitute a designated bathing area or a place occasionally used for bathing** within the meaning of the Polish Act of 18 August 2011 on the Safety of Persons in Water Areas. The body of water **is not supervised by lifeguards**, its bottom may be uneven and its depth may vary.
5. If stated in the Property Information Sheet, **bathing, entering and jumping into the water are strictly prohibited**, regardless of the time of day or weather conditions. This prohibition does not apply to the intended use of jetties and elements of the Property located on the water (a dome or overwater cabin), or to the use of watercraft provided at the Property where permitted by the Property Information Sheet - solely while wearing the buoyancy aids available at the Property and not after dark.
6. At Properties located by water, jumping into the water from terraces, jetties, embankments or other infrastructure is also prohibited. Minors may remain in the waterside area **only under the continuous and direct supervision** of adult guardians, who are responsible for them.
7. A breach of the prohibition on bathing constitutes a serious breach of these Terms and Conditions within the meaning of §8 and results in a contractual penalty in accordance with the Schedule of Fees; if repeated or if it creates a hazard, it will result in termination of the

agreement with immediate effect. A Guest who breaches the prohibitions applicable to the waterside area acts contrary to explicit warnings and is liable for the consequences of their actions, including consequences affecting persons for whom the Guest is responsible.

8. **Additional attractions** identified in the Property Information Sheet (e.g. go-kart track, overwater dome or orangery) are available if ordered and paid for in advance in accordance with the price list. These attractions are governed by **separate terms and conditions** accepted when the service is ordered; commencing use of an attraction constitutes acceptance of its terms and conditions. The terms and conditions for attractions are available on the Property page and at the Property.
9. The Property Manager is not liable for accidents resulting from use of the amenities contrary to these Terms and Conditions or the terms and conditions for attractions, or while under the influence of alcohol or intoxicating substances.

§11. Animals

1. The **Property Information Sheet** specifies whether animals are permitted and the fee per night for each animal. Animals are strictly prohibited at Properties that do not accept them.
2. A stay with an animal must be **declared when booking** and paid for in accordance with the Property Information Sheet.
3. An undeclared animal will result in an adjustment fee for each commenced night of the animal's stay and a contractual penalty in accordance with the Schedule of Fees. At Properties where animals are prohibited, the Property Manager may additionally refuse to provide the stay or terminate it in accordance with §8.
4. Animals are not permitted on beds, sofas, armchairs or other upholstered furniture. Bringing wet or dirty animals indoors, or allowing animals into the swimming pool, Jacuzzi, hot tub, pond or any other part of the water area, is prohibited.
5. The Guest is fully liable for damage caused by animals. If the Property requires cleaning beyond the standard scope after an animal's stay (hair, odour or soiling), a fee will be charged in accordance with the Schedule of Fees.

§12. Guests' obligations when leaving the Property

1. Guests must leave the Property in an undeteriorated condition that allows it to be prepared for subsequent Guests in the standard manner. In particular, they must close windows and doors, switch off electrical appliances, heating and air conditioning, take rubbish to the outdoor containers, leave the kitchen clean (with dishes washed or the dishwasher running), and remove perishable products from the refrigerator.
2. Any faults or damage arising during the stay must be reported to the Stay Coordinator no later than on the check-out date.
3. A condition requiring above-standard cleaning includes, in particular: substantial amounts of rubbish outside containers; dirty dishes and food remnants left in places not intended for them; soiling requiring the cleaning of upholstery, carpets, curtains or mattresses; heavily soiled sanitary facilities or kitchen; or the need for ozone treatment following smoking indoors. In such cases, a fee proportionate to the scope of work will be charged in accordance with the Schedule of Fees.

§13. Liability for belongings and utilities

1. Guests are responsible for properly securing their belongings. The Property Manager is not liable for their loss or damage, in particular as a result of actions by third parties or force majeure.
2. Parking at the Property is unguarded; vehicles and belongings are left at their owners' risk.
3. The Property Manager is not liable for interruptions to utilities (electricity, water, gas, internet or television) caused by circumstances beyond the Property Manager's control.
4. Items left by Guests will be stored for 14 days; at the Guest's request, they may be returned at the Guest's expense. After that period, they may be disposed of.

§14. Video surveillance

1. Selected areas outside the Property are subject to video surveillance to ensure personal safety and protect property. The areas covered are specified in the Property Information Sheet and by signage at the Property.
2. Cameras do not cover the interiors of buildings. The scope of outdoor areas under surveillance, including any recreational areas, is specified in the Property Information Sheet and by signage displayed at the Property.
3. Recordings are retained for **up to 30 days** unless they constitute evidence in a dispute, in which case they are retained until the dispute is concluded. Recordings may be accessed only by the Data Controller; they are viewed in disputed situations or disclosed to authorised authorities.

§15. Personal data

1. The controller of Guests' personal data is the Property Manager identified in the Property Information Sheet.
2. Data are processed for the purposes of performing the booking and accommodation service agreement (Article 6(1)(b) GDPR), compliance with legal obligations, including tax obligations (point (c)), and the legitimate interests pursued by the Data Controller (point (f)): ensuring safety and protecting property (video surveillance and noise-level measurement), enforcing these Terms and Conditions, and establishing, pursuing and defending claims.
3. The noise measurement system records only sound levels in decibels; only reminder messages are sent automatically. **Decisions producing legal or financial effects (charging a penalty, calling security personnel or terminating the agreement) are made in each case by a person** on the basis of the system records. The Guest is entitled to challenge such a decision through the complaints procedure.
4. Data may be disclosed to service providers (payment operators, the booking system, text messaging gateway, security agency, and accounting and IT service providers) solely to the extent necessary to achieve the relevant purposes.
5. Data are retained for the term of the agreement and thereafter until the expiry of the limitation periods for claims or for the period required by law.
6. The Guest has the right of access to personal data, rectification, erasure, restriction of processing, objection, and to lodge a complaint with the President of the Polish Personal Data Protection Office (UODO). Contact details for the Data Controller are provided in the Property Information Sheet.

§16. Schedule of fees and contractual penalties

1. The following fees and contractual penalties will be charged for the breaches and services listed below:

No.	Breach / service	Fee or contractual penalty
1	Breach of night-time quiet hours or the 24-hour audibility rule (§6(1)-(2)), confirmed by a system record or intervention	PLN 1,000 for each night during which a breach occurred
2	In-person intervention by the Stay Coordinator following unsuccessful telephone contact (§7(2)(c))	PLN 300 per intervention
3	Intervention by the security agency's response team (§7(3)(b))	PLN 500 per intervention
4	Use of Guests' own speakers or sound amplification equipment (§6(4))	PLN 1,000
5	Stay by an undeclared person in excess of the limit or without consent (§4(5))	PLN 1,000 per person for each commenced night
6	Unauthorised use of the Property following termination of the agreement (§8(4))	PLN 500 for each commenced hour
7	Stay by an undeclared animal (§11(3))	fee in accordance with the Property Information Sheet for each night of the animal's stay + PLN 500 penalty
8	Allowing an animal into the water area (§11(4))	PLN 1,000
9	Above-standard cleaning after animals (§11(5))	PLN 1,000
10	Above-standard cleaning (§12(3))	from PLN 500, proportionate to the scope of work
11	Smoking inside a building - costs of ozone treatment and restoring the required standard (§9(5)(a))	from PLN 500 + actual costs
12	Open flame or barbecue on a wooden terrace (§9(5)(c))	PLN 1,000 + repair costs
13	Charging an electric/hybrid vehicle from standard sockets (§9(6))	PLN 1,000
14	Check-out after 10:00 a.m. without prior agreement (§3(4))	PLN 200 for each commenced hour
15	Check-in after 9:00 p.m. (§3(2))	PLN 200
16	Bathing or entering the water contrary to the prohibition (§10(5))	PLN 1,000 per incident

2. Breaches of these Terms and Conditions for which the Schedule of Fees does not provide a contractual penalty require the Guest to cover the **actual, documented costs** of remedying the effects of the breach and, in the case of serious breaches, may constitute grounds for termination of the agreement in accordance with §8.
3. Payment of a contractual penalty does not exclude the Property Manager's right to seek damages exceeding the amount of the penalty under the general rules.
4. Contractual penalties and fees may be deducted from the security deposit. To the extent that they exceed the security deposit, the Guest must pay them by the deadline specified in the demand for payment.

§17. Complaints

1. Comments and complaints concerning the stay should be submitted to the Stay Coordinator or Property Manager promptly after any deficiency is noticed, by email or in writing, so that it can be remedied quickly during the stay.
2. The Property Manager will respond to a complaint within 14 days of receipt.
3. A Guest who is a consumer may use out-of-court complaint and redress mechanisms (including consumer ombudsmen and the ODR platform).

§18. Final provisions

1. These Terms and Conditions, together with the Property Information Sheet and Schedule of Fees, are available on the relevant Property page at blogo.pl and, upon request, in paper form at the Property. An extract of the principal rules is displayed on a notice board at the Property.
2. These Terms and Conditions bear a version number and effective date. The version in force and accepted at the time of booking, as provided to the Guest with the booking confirmation, applies to the agreement; in the case of the Property Information Sheet, the version published on the Property page at the time of booking applies.
3. Matters not regulated herein are governed by Polish law, in particular the Polish Civil Code.
4. Version: 2.1 / effective from: 13 July 2026.

APPENDIX - PROPERTY INFORMATION SHEET - Sherlock Home

Parameter	Value
Property name and address	Sherlock Home, Lipiny 3A, 08-445 Lipiny, Poland
Property Manager (Data Controller)	Resort Lipiny sp. z o.o., Aleja Lotników Polskich 134, 21-040 Świdnik, Poland, NIP (Tax ID): 7123376373
Stay Coordinator	Dorota Skoczylas, tel. +48 660 163 047
Maximum number of occupants	6 during the summer season / 4 during the off-season
Security deposit	PLN 2,000; permitted forms: bank transfer, dedicated payment link, pre-authorisation
Guest's third-party liability insurance	mandatory
Animals	animals are accepted - fee: PLN 100/night/animal

Parameter	Value
Advance notice of arrival time	5 hours
Noise-level sensors (§7(1))	yes - RentEye system
Voice announcement in the building (§7(3)(a))	no
Security response team (§7(3)(b))	yes - Konsalnet
Automatic quiet mode at 10:00 p.m. (§6(7))	indoor lighting circuits
Video surveillance - areas	building exteriors - the entire Resort Lipiny grounds
Parking	free, private, unguarded parking in front of the building - 3 spaces
Internal road (15 km/h limit)	applies - 15 km/h limit (Lipiny Peninsula internal road)
Additional attractions and options	overwater dome (seasonal bedroom)
Items requiring special care	Victorian-style furnishings (furniture, decorations and telephone box)
Waterside area (pond)	pond - BATHING AND ENTERING THE WATER ARE STRICTLY PROHIBITED (§10 of the Terms and Conditions); no lifeguard supervision, variable depth; overwater dome and jetties - use only as intended; children only under the continuous supervision of adults
Property boundaries / neighbouring area	Guests may move only within the Property grounds; map of plot boundaries: [in preparation]