



# HOUSE RULES



Welcome to our villa "Oldfield's Paradise".

We are very pleased that you have found your way here and will be part of our fulfilled dream for a short time.

We have created a little paradise here on our dream property in 2019 and decided to share this with our guests.

We put a lot of heart and soul into the furnishings and for us the house is not an investment, but our second home in Florida.

We would therefore be happy if you also feel at home here and treat the house and inventory as you would do with your own.





# IMPORTANT CONTACTS

Property  
management:

Talisa Piskulic  
(239) 785-8966  
[talisa1809@yahoo.com](mailto:talisa1809@yahoo.com)



Owner:

Ralf Altenfeld  
(239) 205-5205  
[ralf@oldfields-paradise.com](mailto:ralf@oldfields-paradise.com)

Police/  
Emergency Call:

911

Hospital:

Cape Coral Hospital  
(239) 424-2000  
636 Del Prado Blvd.  
Cape Coral, FL 33990  
<http://www.leehealth.org/facilities/cape-coral-hospital.asp>



# NEIGHBORHOOD

The villa is in a pure residential area with mainly permanent neighborhood, which here follows its normal working day.



Enjoy your holiday, but please also respect the needs of the neighborhood. The volume of the TV or music (especially outdoors) must not exceed the room volume.

In the period from 22:00 - 08:00 we ask you to turn off TV and music outdoors or to run maximum in background volume.

Parties, receptions or similar are not allowed at any time

Any complaints or confrontations with neighbors must be reported immediately to our property management.



# SENSIBLE SEPTIK

We have installed in the villa a modern septic system but in any way, it is still sensible to any „not natural“ import.

So, it is strictly forbidden to flush anything apart usual toilet paper.

Especially it is forbidden to flush any kind of

- Baby wipes
- Cleaning wipes
- Feminine hygiene products
- Paper towels
- Tissues
- Food
- Trash

All toilets has been checked before your arrival to functionality and in case of clogged pipes we must charge you the plumbing service in case he confirms your disregard of this rule. Depending on the day of the week it can costs up to 500,00 U\$ which we will claim and reduce from the deposit.



ONLY :



AVOID :





# CHILDREN

The villa is suitable for children and children of all ages are welcome.

We ourselves have been to holiday homes many times with our two daughters already in the crab age and have full understanding.

Children's items such as beds, highchairs, etc. are available. Details can be found in the guest folder A-Z under "Children"

Adults bear full responsibility for the safety and protection of the children present.

You are also responsible for an appropriate volume while playing and liable for damage caused by the children in the zeal of the battle.





# CHILDREN IN THE POOL AREA

Children are strictly prohibited from staying unattended in the outdoor and pool area. Parents have sole responsibility to comply with this rule.

In particular, the whirlpool, the pool and the gas grill pose a potential danger to the children.

We have tried to eliminate these dangers as much as possible.

When children are named in the contract, a protective fence is installed between the pool area and the terrace, which separates the two areas. For the safety of your children, this fence must not be removed.

If there are no children present and you want to remove the fence, please roll up the items and store the fence in the designated storage room next to the outdoor kitchen. The individual fence elements are numbered.

Access to the gas bottle and its main tap in the grill's cabinet is secured by a lock. The code can be found in the guest folder A-Z under "Gasgrill".

For the safety of your children, it is important to make sure that after using the grill the main tap of the gas bottle is closed again and the cabinet is secured again with the help of the number lock.





# SECURITY AT THE SEAWALL

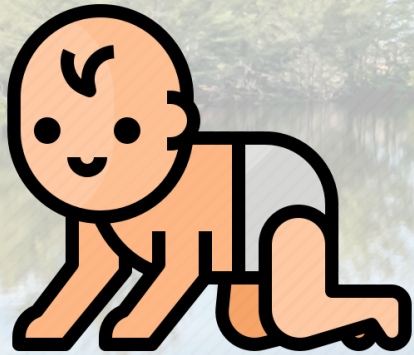
Children are strictly prohibited from staying unattended in the surrounding of the house.

Parents are solely responsible for complying with this rule.

The doors of the mosquito fence are not lockable and outside the pool/lanai area there is a risk that children will gain access to the open sea.

This danger cannot be eliminated, as the entire sea/canal area in the residential area is open.

Parents are therefore obliged to prevent unattended access by children to the canal/lake.





# ALLERGY SUFFERERS



The house is suitable for allergy sufferers.

Therefore, no pets are allowed in the house or outdoor area at any time, nor is the throat allowed in the house.

Smoking is allowed in the terrace area if all doors to the house are closed, and the ashtrays are used for ashes and cigarettes.



We ask you to empty the ashtrays every evening, as it can get windy at night.





# SECURITY / ALARM

The house is equipped with an alarm system, which protects the house against burglary during the vacancy.

The system is deactivated with the first access to the house and remains out of service during the rental period.

It is the guest's responsibility to ensure that all doors and windows are closed in the absence.

Details on how to open and close the house can be found in the Guest Folder A-Z under "Access".

At no time may individual components of the alarm system be opened, modified or configured. Failure to comply with this rule automatically results in the use of a service technician and we have to charge the guest for the costs.





# FIRE ALARM



The house is equipped with smoke detectors, which trigger in case of not respecting the smoking ban or smoke development in case of a fire.

To avoid a false alarm in the kitchen, please place the extractor hood over the oven and, if necessary, the fan.

Please do not panic. A trigger is only recorded and does not trigger an automatic firefighting operation.



Fire extinguishers and extinguishing blankets are distributed in the house. The exact location can be found in the guest folder A-Z under "Fire extinguisher" or "Extinguishing blankets"

Check if it is a false alarm. Make sure that any locked doors are checked for heat development (put on hand), as a stab flame may occur if the door is opened too quickly.

In the event of an open fire, you have to leave the house as soon as possible. You can leave it through the front door, the door to the garage or the patio doors in the living room and the bedrooms facing the pool.

Call the emergency 911.



# CAMERAS

For your safety and to protect the house in case of absence, the villa is additionally equipped with a camera system. All cameras are located outside the living and pool area to protect the privacy of guests.

In detail, the cameras monitor the following areas:

- Driveway
- Entrance
- Sideways of the house
- Garage
- Seawall / Boat Deck (if available)

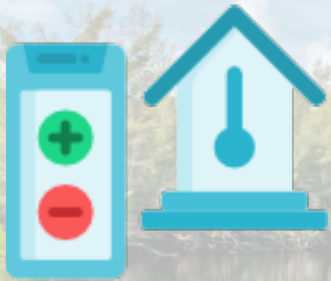
At no time may the cameras be adjusted, manipulated or covered. Failure to comply with this rule automatically results in the use of a service technician and the cost of this will be charged to the guest



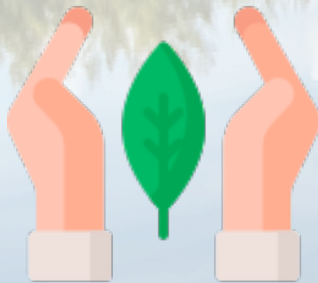
# AIR CONDITIONING

The air conditioning is preconfigured as follows:

- When present: 77° Fahrenheit (approx. 25° C) This is usually sufficient to make it pleasantly cool in the house in Florida.
- In case of absence: As soon as the house is closed, the air conditioner switches to the energy-saving mode and cools only to 80° Fahrenheit. The system automatically jumps back to presence mode on return



Unfortunately, there are sometimes guests who run the air conditioning at a minimum temperature with open patio doors in order to "cool" the terrace. Even if excessive electricity consumption is paid for by the guests, this leads to unnecessary discussions.



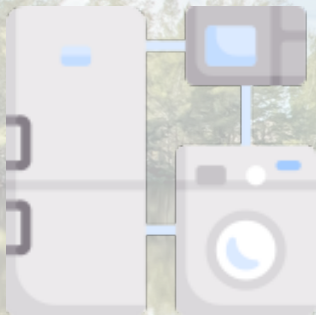
To protect the environment and protect your wallet, the air conditioning automatically turns off as soon as a window or door in the house is open for more than 5 minutes.

Details on the use of air conditioning can be found in the guest folder A-Z under "Air conditioning".



# HOUSE TECHNIC

We have concluded maintenance contracts for all systems such as air conditioning, pool equipment, water treatment, etc. The plants should therefore be operational and in perfect condition.



The house and electrical appliances are checked for proper condition and functionality after each check-out.

If something is not right or works, please inform our property management immediately.

Together we will try to solve the problem as soon as possible.





# OUTDOOR/POOL AREA

For your safety, it is not allowed to use porcelain or glass in the pool area.

Plastic glasses and dishes are available on the shelves outside.

Failure to comply with this rule may result in special cleaning of the pool and pumps in the event of glass breakage. We then must charge the guest for this commitment.





# BBQ GAS GRILL

A gas grill with 6 burners and hotplate is available in the outdoor area.

Please note that the grill can become extremely hot (up to 400°) and at no time can the location be changed. An extractor can be switched on.

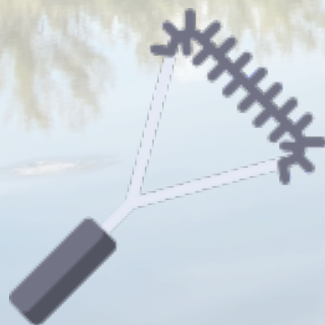
Details on how to handle the grill can be found in the guest folder A-Z under Gasgrill.

A gas bottle (maybe partially used) should be deposited in the grill and a full spare bottle in the garage.

As soon as the gas bottle from the grill is empty, we ask you to replace it with the full one from the garage, fill up the empty bottle and to deposit new full bottle in the garage again.

Addresses for "refilling" can be found in the guest folder A-Z under "Gas bottles". The filling of the gas bottle costs approx. 15,00 USD. These will be refunded upon presentation of the receipt with the deposit. For filling empty gas bottles, we charge a service flat rate according to the list.

The gas grill must be cleaned before departure. If this has not been made out or not calculated, we will charge a service flat rate according to the list.





# INVENTORY

All open lye objects in the house may of course be used.



Anyone can fall or break through incorrect handling. This is not a big issue and in most cases, you are insured against it.

However, we kindly ask you to report any damage to the inventory to the property manager or owner immediately. Then it is usually easier to find a solution than if there is a dispute afterwards.

Our property management does an extremely good job and documents the actual condition of the inventory after each departure of the guests, so deviations will definitely be noticeable.



If we have also met your taste for one or the other part, you can copy the link from the guestbook in the inventory list and purchase the items there for sale.





# FURNITURE / DECORATION

It is generally not allowed to change the location of furniture or decoration.

If you wish to re-place the decoration in order to protect children, the original condition must be restored before departure.





# RECYCLING/WASTE DISPOSAL

Cape Coral is only separated into:

- Residual waste
- Recyclable waste



Details can be found in the guest folder A-Z under Waste disposal  
The bins are emptied 1 x weekly on Fridays, so that the two tons should be placed on the road on Thursday evening if possible.





# INTERNET / WI-FI

The house is in an area unfortunately without cable connection.

We have chosen the most expensive and best option for this area and are supplied with 25 Mbps via satellite.



Unfortunately, the volume is limited, so we can only allow surfing the Internet and music streaming, streaming movies via Netflix, AmazonPrime, YouTube etc. over the home network is expressly prohibited.



The TVs are blocked for access, but streaming via other access devices such as tablet, laptop, smartphone, etc. is also prohibited.

If a guest fails to comply with this rule, we must deduct the cost of the consumed video streaming volume from the deposit.



We have installed an LTE router in the living room and connected it with the TV.

If you want, you can connect to the Internet via the router and your own prepaid card and use the installed streaming services.

More information can be found in the guest folder.



# PARKING

Guests have access to 1 garage car park, which provides direct access to the house.



We kindly ask you to park other vehicles on the driveway.

Parking on the neighbouring property or the green areas is strictly prohibited.





# VISITORS



Only the persons mentioned in the rental agreement are allowed to stay overnight in the house. Failure to comply with this rule will result in the immediate termination of the contract and the rents and deposits paid will not be refunded

If you want to receive day guests, this must be reported to the property management.

The maximum number of daily guests is 4 people and is limited to a one-time visit during the entire stay to avoid house sharing.

The main renter is responsible for the guests, has to inform them about the house rules and is also liable for all damages caused by guests.



# CHECK-OUT

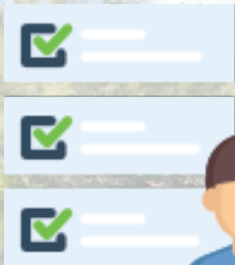
After you have hopefully had a pleasant and relaxing stay in our house, our cleaning team has only a limited window of time for the final cleaning of the villa.

We therefore kindly ask you to arrange a check-out appointment with our property management by 10:00 am on the day of departure at the latest.

Cooking utensils, crockery and cutlery must be rinsed and cleared away.

Even if your heart bleeds, we ask you to dispose partially and opened food, as in practice the following guests will not use it.

All the bins in the kitchen and bathrooms are to be emptied.





# SERVICE FEES

If you do not comply with the rules of the house rules, we assume that you would like to have the service carried out by our specialist staff.

Therefore, the following service charges will be charged after your departure and will be charged with the deposit or will be charged additionally.



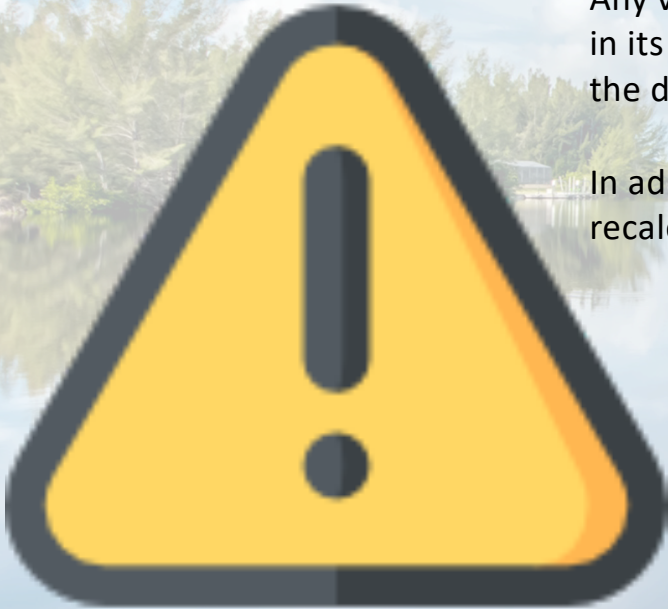
- Gas grill cleaning: 60.00 USD
- Filling empty gas cylinders: 50.00 USD/bottle
- Intensive cleaning of the house after
- Failure to comply with the smoking ban: USD 750.00
- Reconfiguration of pool equipment: 250.00 USD
- Reconfiguration TV: 100.00 USD/TV
- Other cleaning team: USD 50.00 per hour
- Other service technician: according to effort
- Plumbing Service min. 300,00 U\$



# VIOLATION OF HOUSE RULES

Any violation of the house rules is a violation of the rental agreement and may result in its immediate termination. There is no refund for unused but paid rental days or the deposit in this case.

In addition, the additional service charges from the list apply and may be recalculated.







# HAVE A NICE HOLIDAY

*So, enough of the speeches and prohibitions*

*We wish you a nice holiday, lots of fun in our house and the surroundings of Cape Coral.*

*If you have any questions or need tips, ask our property management. Talisa will be at your side with advice and deeds. Of course, you can also contact us personally in Germany at any time. Just use my US number (239) 205 2658 and you will be redirected to Germany on my cell phone.*

*We have tried to leave nothing to be desired but are grateful for all suggestions for improving comfort.*



**Ralf Altenfeld**