



ANNEXE 1

PROPERTY RULES

DOGS AT COOT COTTAGE

Complying with these Property Rules at Cranmer Country Cottages is a requirement of the Booking Terms & Conditions if you are bringing your dog(s) to stay in our property. Failure to adhere to the Property Rules listed below may result in penalties such as deductions from the security deposit for extra cleaning cost or damage or in more serious cases you may be asked to vacate the property.

ITEMS YOU MUST BRING WITH YOU:

- Your dog's bed.
- A cage if the dog(s) are going to be left alone in the property.
- Towels to rub your dog down after a muddy walk
- Dog bowls & lead
- Biodegradable dog poop bags

PROPERTY RULES

1. We accept 1 small to medium sized dog only in Coot Cottage.
2. Dogs are not permitted in any of the other properties or in shared areas – courtyards, tennis courts and play area at the rear of the cottages.
3. Dangerous dogs are not permitted to stay in Coot Cottage.
4. Guests are responsible for their dogs' behavior at all times.
5. We do not accept puppies under 1 year.
6. All dogs staying in Coot Cottage must be fully house-trained.
7. A booking which includes a dog is taken on the condition that all flea and worming is up to date and we reserve the right for written evidence of such treatment.
8. You must let us know in advance if you're intending on bringing your dog. All dogs must be booked in by prior agreement. Any dogs that have not been booked in may not be allowed to stay and you will need to book them into a local kennel. All dog(s) will be charged at £50.00 per dog per stay at Cranmer Country Cottages.

9. On arrival, please keep your dog(s) on the lead while you unpack and get your bearings. It'll take a few minutes and get to know the site and where the walks are. There is an area opposite to the cottages where you can let them off to stretch their legs (Providing there is no livestock in the field). Our neighbours may have dogs too, so control is important at all times.
10. Coot Cottage has a small private courtyard to the side of the of property. The gate must be kept shut at all times.
11. If you are part of a group booking, and your party has taken two or more cottages the dog must remain in Coot Cottage where the dog has been booked into. If the dog enters the other cottages the dog fee per cottage must be paid in addition as each cottage will need additional cleaning. The main complex is a **dog free zone** which includes all communal spaces.
12. Dogs are not allowed on the shared gardens in any circumstances.
13. Dogs are not allowed in any of the bedrooms or on the furniture.
14. If you have a young dog, please take extra care. They **will** chew the furniture or soft furnishings! Maintaining our quality grading is key to our business and we can't always repair things, it has to be replaced, we will have to charge you.
15. Your dog must not be left alone with free run of the property. Please bring your dog bed and a cage with you if you intend to leave your dog alone. We provide a guide of dog friendly pubs and restaurants and places to visit so that your dog can be with you as much as possible.
16. We reserve the right to levy an extra cleaning charge if a dog have had a toilet accident in the house and if they have been on the beds or on the sofas. Additional cleaning, damaged sheets and stained or chewed textiles or furnishings will have to be paid for. Replacement sofa covers are charged at £200.00 and damaged bedding at £50.00+
17. We regret that dogs that bark continuously are not allowed at Coot Cottage. They will disturb the other guests and our neighbours. We may ask you to leave if this becomes an issue.
18. When you bring a muddy dog back from a walk, please clean them off using the outside tap adjacent to the bike store in the lower car park, and the brown coloured canine towels provided. Please on no account use the white towels provided for human use.
19. Please give the cottage a basic clean and remove as much of the dog hair as possible; if properties require serious additional cleaning, we will have to charge a £100 fee to cover the cost.
20. Poop patrol! When you take your dogs for a walk, please pick up after your dog(s) including in our parking areas and fields, as these are open to all guests. And remember to take bags with you to the beach and on walks.
21. During your stay dog poop must be wrapped and then placed in the general household rubbish bin in our waste collection area behind the petrol pump. Dog poop must not go in the recycling which must be clean and dry items only. We will make a housekeeping charge for any dog poop left in the garden wrapped or otherwise.
22. The Countryside Code must be followed so please keep your dog(s) under close control at all times for their own safety as well as the comfort of others.
23. Please do not take dogs into fields where there are animals. Please make sure you close any gates behind you.

24. The woods immediately opposite Home Farmhouse (south) are private property belonging to a neighbouring farmer and are out of bounds to guests. Please do not walk your dog(s) through this area.
25. If you are found in possession of an XL Bully dog without a you will require a Certification of Exemption
26. If you arrive with a Dangerous Dog and cannot comply with the requirements, then it is a police matter.
27. We reserve the right to make reasonable amendments or additions to these terms and conditions without notice.