

PREPARED FOR



The Cerulean · Oceanfront villa, St. Croix, U.S. Virgin Islands

Website Legal- Compliance Report

01

PREPARED BY

Cavmir

DATE

1 September 2026

SCOPE

Full website, 128 pages

REFERENCE

TP-CER-0901

EXECUTIVE SUMMARY

Your website now clears the compliance gate.

We audited all 128 pages against the laws and rules that generate automated demand letters and lawsuits against hospitality websites, fixed every material issue, and re-tested. No critical, high, or medium-risk exposure remains.

PASS

The Cerulean's website passes Cavmir's pre-publication legal-compliance gate. The one higher-risk item — web fonts that quietly sent visitor data to Google — and every medium item have been corrected and verified live.

128 PAGES AUDITED	1 HIGH-RISK ITEM REMOVED	0 CRITICAL / HIGH / MEDIUM OPEN	4 LEGAL PAGES NOW IN PLACE
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Small hospitality websites are targeted less by people who read them than by software that scans them — for a borrowed photo, a font that leaks a visitor's IP address, a missing accessibility page, a cookie that fires before consent. Each of those is a known, low-cost claim that is usually paid rather than fought. This review put your site through the same kind of automated scan a claimant would run, then closed every opening it found. The detail follows; the short version is that the site is now clean.

SUBJECT cerulean-stcroix.pages.dev · 128 pages	METHOD Automated per-page scan + manual review
MEASURED AGAINST GDPR · CCPA · LGPD · ADA / WCAG 2.1 AA · TCPA · FTC	DATE 1 September 2026

WHAT WE PROTECTED AGAINST

Five ways a website invites a claim — and where you stand.

COVERED

Image copyright — the demand-letter machine

Firms such as Pixsy and Copytrack crawl the web and match every photo against their clients' catalogs; one unlicensed image can draw a four-figure demand. **Your site hosts its own images, every source is recorded, and third-party photos are credited on a dedicated page** — there is nothing borrowed to find.

FIXED

Web fonts that leak visitor data

Loading fonts from Google's servers sends every visitor's IP address to Google — the basis of a paid wave of privacy letters in Europe. **The fonts are now served from your own site**, so no visitor data leaves it.

FIXED

Accessibility (ADA) lawsuits

Serial plaintiffs run automated accessibility checkers on hospitality sites and file in volume. **The site now publishes an Accessibility Statement, has a "skip to content" link and a clean heading structure, and describes the villa's physical access honestly** so a guest can judge it before booking.

STRENGTHENED

Privacy & cookie law

GDPR, California's CCPA and Brazil's LGPD all require a real policy, named data handlers, and consent before tracking. **Your policy covers all three regimes, names its providers and its retention period, and no analytics run until a visitor accepts the cookie banner.**

VERIFIED

Advertising & review claims (FTC)

The FTC's rules penalize false guarantees and fake reviews. **The site makes no unsupported guarantees, and every guest review shown is real, attributed, and matches the live listing** — and a trademark line now makes clear the villa is independent of Airbnb, Vrbo and other named platforms.

THE REGISTER

Everything the audit found, and what we did.

Ten items were reviewed across the site. Seven were fixed, two were reviewed and confirmed compliant, and one was already clean. The “risk” column shows the exposure each item carried before the fix.

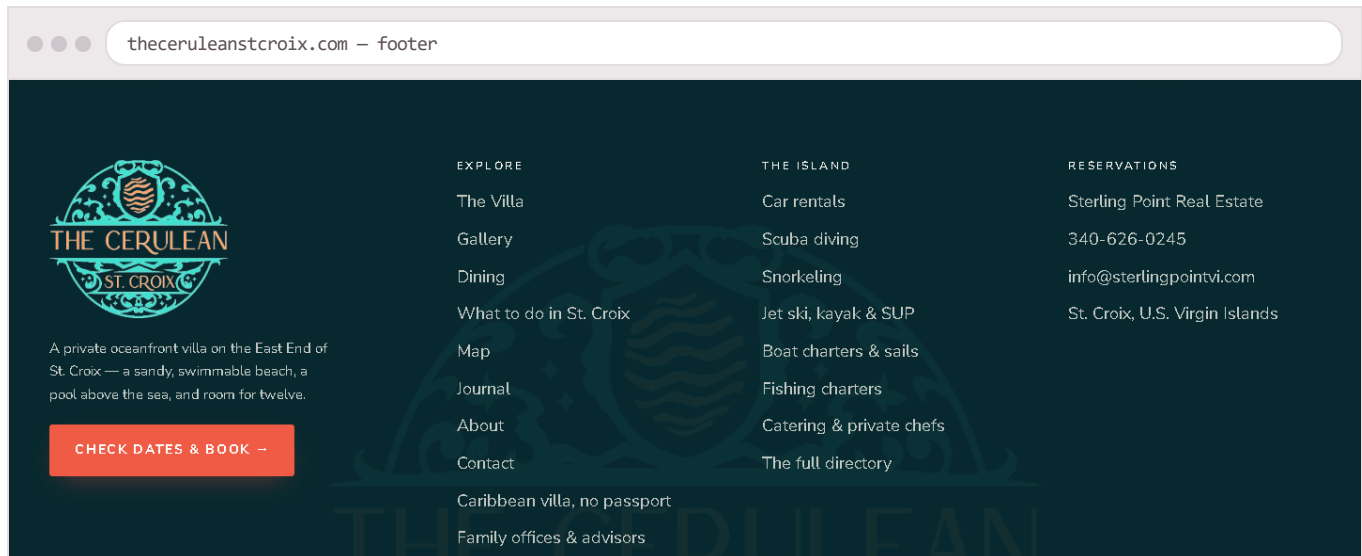
STATUS	ITEM	WHAT WE DID	RISK
● Fixed	Web fonts phoning home to Google	Moved the fonts onto your own site; no visitor data leaves it	High
● Fixed	Missing trademark disclaimer	Added a sitewide footer line (independent; not affiliated)	Medium
● Fixed	No accessibility statement	Published an Accessibility Statement (WCAG 2.1 AA)	Medium
● Fixed	Privacy policy — data retention	Clarified how long information is kept, and why	Medium
● Fixed	No terms of use	Published a Terms of Use page	Low
● Fixed	Page heading structure & titles	Corrected across all 128 pages for screen readers	Low
● Fixed	No “skip to content” link	Added for keyboard and screen-reader users	Low
● Verified	Marketing claims (FTC)	Confirmed honest; softened two phrasings as a precaution	Low
● Verified	Guest-review display (FTC)	Confirmed the reviews are real and first-party	Low
● Pass	Image copyright	Already clean — no borrowed or hotlinked images	—

Bottom line

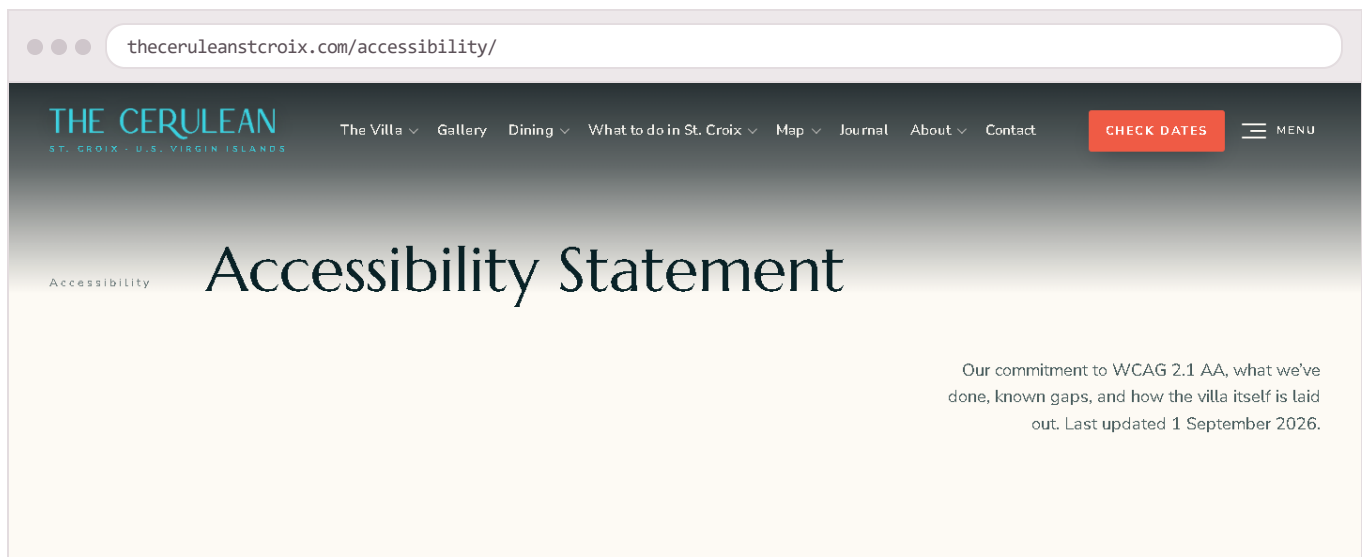
The website carried one higher-risk exposure and a handful of smaller ones, all common on hospitality sites. Every one has been closed or confirmed safe, and the changes are live. The site now stands behind a full set of legal pages — Privacy, Terms, Accessibility and Photo Credits — and passes the same scan a claimant would run.

EVIDENCE

A look at two of the changes, live on the site.



The footer now carries the **trademark disclaimer** and links to Privacy, Terms, Accessibility and Photo Credits on every page.



The new **Accessibility Statement** — WCAG 2.1 AA commitment, known limitations, and an honest description of the villa's physical layout.

Keeping it clean

Compliance is a state, not a one-time task. When new pages, photos or booking tools are added, Cavmir re-runs the same scan before anything goes live, so the site stays clear as it grows — including at the move to theceruleanstcroix.com. Questions on anything in this report are welcome.