

Operational rules.

Hotel Ankora,
Kateřinská 42,
120 00 Prague 2

I. Basic provisions

1. Only motor vehicles of the garage tenant, which must be registered with the building manager or in the MR.PARKIT reservation system, may be parked in the garage.
2. By fulfilling this condition, the tenant has the right to use the common facilities. In doing so, he/she shall be subject to the provisions of these Operating Regulations and other legal and technical regulations, where applicable.
3. Entry and access to the facility is only permitted to the tenant or a person authorised by the tenant and to persons accompanying the tenant or drivers with a valid reservation with MR.PARKIT. During the stay of these persons in the garage building, the tenant is liable for any damage caused by these persons. Under no circumstances may another motor vehicle for which no reservation has been made be allowed to enter.
4. In case of any problems with the reservation / opening of the garage, please contact the intermediary - MR.PARKIT s.r.o. (tel: +420 277 277 977).

II. General Principles of Garage Use

1. Everyone is obliged to comply with all provisions of these operating rules, safety, fire and hygiene regulations, protect common property and repair or pay for any damage caused by them in the building. Each person may use his/her garage space only for garaging a vehicle or motorbike in accordance with the issued approval decision and to comply with the provisions of Act No. 50/1976 Coll. (Building Act).

2. It is forbidden to store or handle fuel, open flames, combustibles, volatile substances or corrosive substances, to leave any movable objects, to let animals run free and to consume alcoholic beverages and psychotropic substances and to smoke.
3. It is also forbidden to adjust the engine running in the garage, to leave the engine running longer than necessary for entry and exit. It is not allowed to carry out any vehicle repairs in the building.
4. Each tenant of the garage is obliged to obey the instructions and orders of the facility manager / MR.PARKIT Ltd., which are in accordance with these operating rules.
5. Each garage tenant is obliged to maintain cleanliness and orderliness both in the stalls and in the common areas of the garage. The person who caused the pollution of the internal roads is obliged to remove it.
6. It is not allowed to make any individual modifications or repairs in the building or in the rented parking space.
7. It is not allowed to carry out any other activities that are not directly related to the parking of motor vehicles, in particular the distribution of leaflets, canvassing, sales activities, etc.
8. The lessee is obliged to park properly in the marked area of the designated parking space so that the motor vehicle does not exceed the boundaries of the respective parking space and does not obstruct other vehicles from driving or parking.
9. It is not permitted to store any other objects in the reserved parking space that would cause the parked motor vehicle to extend beyond the boundary of the parking space.
10. It is the responsibility of each tenant to be as economical as possible with energy consumption.

11. Washing of vehicles is prohibited in the garage and on the roads of the premises.
12. Small municipal waste may be deposited in small quantities in containers provided for this purpose. Other waste must be deposited and disposed of only in accordance with the applicable Waste Act and in accordance with the conditions laid down in the relevant contract with the authorised company that carries out hazardous waste disposal in the garages.

III. Liability for Damages

1. The lessee (driver) acknowledges that this is not a guarded parking lot, i.e. neither the owner of the parking space nor MR.PARKIT is obliged to guard the lessee's vehicle.
2. In the event of damage to his/her own property or that of third parties, everyone is obliged to notify the property manager without undue delay.
3. The Lessee must report any damage to the Lessee's property or the property of third parties to the Provider or the Agent immediately upon discovery, and always before the vehicle leaves the parking space. After leaving the garage/parking lot, the claim to discuss the damage is irrelevant. After the damage has been reported, the Hirer is obliged to ensure the presence of the relevant police and to act as a participant in the accident or as a witness in the investigation of the case.
4. If the damage is only to the property of another parker and there is no obligation to report the accident to the police, the parties to the accident may agree on who was at fault. This agreement must be made in writing by completing the European accident record. The police are then not required to be present.
5. The owner of the parking space / as well as the Intermediary shall not be liable for any damage caused to persons, animals

or things found in the garage area without reason.

6. The owner of the parking space / as well as the Intermediary is not liable for damages caused by random events or force majeure (such as armed robbery, spontaneous combustion of a parked vehicle, weather conditions (snow, ice,...), war, terrorist attack, sabotage, etc.).
7. Neither MR.PARKIT nor the owner of the parking space shall be liable for damage to the vehicle or other movable property of the parker, nor for damage caused by injury in the garage area.
8. The parker declares that he/she has liability insurance for damage caused by the operation of the vehicle (compulsory liability insurance) or other insurance which is similar in terms and coverage to the compulsory liability insurance.
9. Neither the Provider nor the Intermediary shall be liable for any damage to the passenger vehicle caused by the Lessee's incorrect assessment of the space and other characteristics of his/her vehicle. In addition to the maximum height of the vehicle, it is necessary to consider the height of the vehicle above ground level, including the effect of bumpers, spoilers, etc., so that damage is not caused by a significant change in the slope of the ramp and the access area to the ramp in question.
10. It is the responsibility of the tenants to report any unknown persons found in the premises to the premises manager.

IV. Fire protection requirements

1. Smoking and handling of open flames outside the designated areas is prohibited throughout the property.
2. A motor vehicle parked and locked in the garage must not have its gears shifted and the handbrake applied.

3. Refuelling in the garage is prohibited.
4. Vehicles using propane-butane or similar gaseous mixture for fuel may not be parked in garages.
5. Smoking, handling of open flames, use of local heaters and cookers, storage of combustible items, refueling, repair of vehicles except as necessary to make the vehicle operable, charging of batteries, removal of covers on lighting fixtures, and arbitrary tampering with electrical fire alarm sensors shall be strictly prohibited in the garage area.
6. Garages must have permanently clear access to emergency exits, escape and exit routes, fire extinguishers, hydrants and electrical switchboards.
7. Vehicle engines may be started only for the purpose of exiting the garage. Vehicles parked in the garage must be in a fire-safe condition.
8. Welding work may only be carried out in garages on the basis of written permission - a welding order with subsequent fire supervision.
6. The speed of vehicles in the building must not exceed 5km/hour.
7. The roads on the premises must not be used for parking vehicles or storing materials.
8. Whenever entering/exiting the garage, the driver must wait until the roller shutter door is closed for security reasons to prevent unauthorised persons from entering the premises.

VI. Final provisions

1. V provozním řádu jsou uvedena základní pravidla k nájmu a provozu garáží.
2. Rozšíření nebo doplnění tohoto provozního řádu může provést jednostranně majitel garážového stání.
3. Při porušení pravidel stanovených tímto provozním řádem nebo obecně závaznými právními předpisy může správce, po dohodě s vlastníkem, dočasně odejmout nájemci oprávnění vstupu do objektu.

Účinnost tohoto provozního řádu nastává dnem 24. března 2025.

V. Vehicle movement in the garage building

1. On the roads, drive on the right.
2. Vehicles entering the building have the right of way.
3. Drivers are obliged to respect the traffic signs inside the garage building.
4. Vehicles on the road have the right of way over vehicles exiting the garage. The rules of the road apply to driving and turning within the garage area.
5. Drivers may use the left half of the road only for the time strictly necessary to leave or enter the garage, but must take extra care.