

Operational rules.

Parking house, AFI Home Karlín, Pernerova 136/45, 186 00, Prague

I. Basic provisions

1. Only authorized users of the parking space and users with a valid reservation in the MR.PARKIT reservation system have access to the parking house.
2. By fulfilling this condition, the tenant has the right to use the common facilities. In doing so, he/she shall be governed by the provisions of these Operating Regulations or other legal and technical regulations.
3. **Entry and access to the building is only allowed to the tenant of the parking space, or a person authorized by the tenant, and persons accompanied by 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 booking / opening the garage, please contact the agent - MR.PARKIT s.r.o. (tel: +420 277 277 977).

II. General principles of garage use

1. The parking spaces in the parking house are intended exclusively for cars with a maximum height of 1.9 m and a width of 2.2 m. Any failure to respect this restriction may result in damage to third party property

(e.g. due to damage to garage doors or demolition of fire extinguishing elements), with the obligation of the damage to be compensated by the damage.

2. Driving in the car park is only possible with the dimmed lights on.
3. Vehicles must be parked in such a way that no part of them extends into the adjacent parking space and, if possible, in the middle of the designated area of their parking space.
4. There is a strict no smoking policy throughout the parking house, storage and handling of fuel, open flames, flammables, volatile substances or corrosives, leaving any movable items, free running of animals and consumption of alcoholic beverages and psychotropic substances is prohibited.
5. Throughout the parking area there are signs with the words "STOP ENGINE, LEAVE GARAGE" which light up when the CO2 level in the area is high. Users of parking spaces must heed these instructions and leave the garage immediately until the signal has passed. If the CO2 level in the parking space is high, the "NO ENTRY" sign at the entrance to the parking space will light up at the same time. Users of the parking spaces are thus obliged to respect this prohibition and refrain from entering until the warning sign is extinguished.
6. The engine of the vehicle may only be left running for as long as is strictly necessary so that the parking area is not filled with exhaust fumes.
7. Everyone is obliged to observe all provisions of these operating rules, safety, fire and hygiene regulations, to protect common property and to repair or pay for any damage caused to the building. Each person may use his/her garage space only to garage 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).

8. In the event of a malfunction of the car park door, the fault must be reported immediately to the building manager. Any manipulation of the garage door, except opening and closing, is not permitted.
9. The parking space may not be used as a storage area and it is not permitted to store vehicle parts or accessories freely.
10. Each tenant of the garage is obliged to obey the instructions and orders of the building manager / MR.PARKIT s.r.o., which are in accordance with these operating rules.
11. Cleaning of the parking house is carried out by the administrator at set times, but individual users are obliged to keep the premises of the parking house clean and tidy. In the case of a declared machine cleaning of the premises, users must follow the instructions of the administrator and allow the parking space to be cleared for the necessary time.
12. It is forbidden to wash vehicles in the area of the parking house as well as on the access and exit road.

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. The owner of the building is not liable for damage to vehicles (including their accessories), items placed/left in vehicles, as well as items left/carried into the parking house. The parking house does not have the character of a guarded parking lot, the installed camera system is only passive. Users are advised to take out appropriate insurance, the building owner's insurance covers only the building components.
3. The user is obliged to report any damage to the parking house, its facilities or to the property of a third party without undue delay

to the administrator and to the injured party, if known to him, and to compensate for the damage.

4. The use of audible signals is prohibited in the car park area.
5. Traffic in the garage is two-way, the recommended speed is 5 km/h.
6. The parker declares that he/she has taken out 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.
7. The owner of the parking space / as well as the intermediary shall not be liable for any damage caused to persons, animals or objects found in the garage area without reason.
8. Neither the lessor nor the agent is liable for the loss of valuables, valuables, money left in the vehicle. Nor are they liable for damages caused by third parties or force majeure. The lessor is not liable for items left in the parking spaces (e.g. luggage, spare parts, vehicle accessories, etc.).
9. 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.
10. Tenants are obliged to report any unknown persons found in the building to the building manager.
11. The maximum length of stay in the garage is 30 minutes according to the hygiene regulations.
12. Parking of LPG and CNG vehicles is also prohibited in the parking house area.
13. A parked and locked motor vehicle in a garage must not be in gear and have the handbrake applied.

14. The user is obliged to tolerate inspections, maintenance and repairs of all technical equipment installed in the area of the parking house and the related restrictions in the use of the parking space.

IV. Final provisions

1. These house and operating rules are without prejudice to the rights and obligations arising from other legal regulations.
2. These house and operating rules are an annex to the lease agreement concluded between the user/tenant and the owner of the building. In the event of a conflict between the provisions of the lease agreement and these rules and regulations, the provisions of the lease agreement shall prevail. The landlord reserves the right to unilaterally change the provisions of these rules and regulations. Such amendment shall be effective from the date of its publication on the notice board in the building and on the landlord's website. The Fire Alarm Guidelines for the House/Parking House are an appendix to these House and Operating Rules.
3. In the event of a violation of the rules set forth in these operating rules or generally binding legal regulations, the administrator, in agreement with the owner, may temporarily withdraw the tenant's right to enter the building.
4. Extensions or additions to these operating rules may be made unilaterally by the owner of the garage.

The English version of the Operation Rules of the garage is a translation of the original Czech version. It is only of an informative nature. In the event of any discrepancy between the English and Czech versions, the Czech version takes precedence.

These operating rules shall take effect on 1 December 2023.