

Operating rules.

Garage Hotel Continental Brno, Kounicova 680/6, Veveří, Brno 602 00

I. Basic provisions

1. Only motorized vehicles of the parking space lessee can be parked in the parking space. These vehicles must be registered in the records of the building manager or in the reservation system MR.PARKIT.
2. By completing this condition, the tenant has the right to utilize the facility. At the same time, they are to abide by the provisions of these operating rules or other possible legal and technical regulations.
3. Entrance by car and foot is only permitted for the parking place's tenant, hotel Continental Brno's workers, and hotel Continental Brno's clients. During the time of their stay in the parking facility the parking place's tenant is held accountable for any damage caused by these people. Under no circumstance is it allowed to permit access to the garage to any other motorized vehicle, for which there is no reservation.
4. Strangers are prohibited from entering the garage unless accompanied by authorised workers of the garage. Children may only move around the garage if they are accompanied by adults, that are responsible for their safety.
5. In the case of any problems with the reservation / opening the garage please contact the operator - MR.PARKIT s.r.o. (tel: +420 277 277 978).
6. In the case of any technical problems/ car crashes please contact the operator - MR.PARKIT s.r.o. (tel: +420 277 277 978).

II. General principles for using the parking space

1. Everyone using the garage, its facilities and its services is obliged to comply with these operating rules regarding; safety, fire safety, hygiene regulations, protecting common property and remove or pay for any damages caused to them in the area. Everyone can only use their parking spot for parking their car or motorbike in accordance with the issued approval decision and to comply with the provisions of Act No. 50/1976 Coll. (Building law).
2. In the building, it is forbidden to store and handle fuels, a naked flame, or flammable, volatile, or corrosive substances. It is also forbidden to leave any goods and chattels, unrestrained animals, or to consume alcoholic beverages, and psychotropic substances. Smoking is also prohibited.
3. Furthermore, it is forbidden to adjust the running of an engine or to leave an engine running longer than is necessary for entering and exiting in the parking. It is not permitted to carry out any vehicle repairs in the building.
4. Every lessee of a parking space is obliged to obey instructions and orders from the building manager/MR.PARKIT s.r.o. that are in accordance with these operating rules.
5. Every lessee of a parking space is obliged to keep things clean and tidy in the spaces as well as in the communal spaces of the parkings. Any defilement of internal driveways must be removed by the person who causes it.
6. It is not permitted to carry out any adjustments or repairs in the building or in the leased space.
7. It is not permitted to carry out any other activities that are not directly connected with the parking of motorized vehicles. In particular, this concerns the distribution of leaflets, canvassing activities, sales activities, etc.
8. The lessee is obliged to park properly within the demarcated area of the parking place so that the motorized vehicle does not go beyond the boundary of the relevant parking space and does not prevent other vehicles from passing or parking.
9. It is not permitted to store any other items on the reserved parking place that would cause the parked vehicle to extend beyond the boundary of the parking space.
10. Every lessee is obliged to be as efficient as possible when it comes to the consumption of energy.
11. It is forbidden to wash vehicles in the parking spaces or on the premises' driveways.
12. Minor communal waste can be deposited in small quantities in designated containers. Other waste must be stored and disposed of exclusively in accordance with applicable legislation on waste and in accordance with the conditions agreed in the contract with the involved firm, which disposes dangerous waste in garages.
13. The lessee is aware of the fact that the parking is not guarded, which means that the owner of the parking and MR.PARKIT are not obliged to guard the vehicles parked inside.
14. Upon discovering damage to their own property or that of third parties, everyone is obliged to notify the building manager of this fact without undue delay.
15. The owner of a parking space as well as the agent is not in any way liable for damage incurred by persons, animals, or items that are to be found on the parking premises without good reason.
16. The owner of a parking space as well as the agent is not liable for damage caused as

a result of a random event or force majeure (such as armed robbery, the spontaneous combustion of a parked vehicle, weather conditions (snow, ice, etc.) war, a terrorist attack, sabotage, etc.).

17. MR.PARKIT as well as the parking place owner are not liable for damage to a vehicle or other goods and chattel of the person availing themselves of the parking space, nor is it liable for damage caused by injury in the grounds of the parking.
18. The person availing themselves of the parking space declares that they have taken out liability insurance for damage caused by the operation of the vehicle (third party insurance) or other insurance that is similar to third-party insurance insofar as it concerns the terms and conditions and insurance coverage.
19. Upon finding unknown or suspicious persons in the building, lessees have an obligation to report this to the building manager.

III. Fire Prevention Requirements

1. Smoking and handling a naked flame outside of designated areas is prohibited throughout the entire building.
2. A parked and locked motor vehicle in a garage cannot have its gear engaged and handbrake applied.
3. It is forbidden to refuel vehicles in the parking space.
4. Cars that are fueled by propane-butan or similar fuels cannot park in this garage.

IV. Movements of vehicles in the parking lot

1. One drives on the right in driveways.
2. Drivers are obliged to respect traffic signs inside of the parking.
3. Vehicles on driveways have the right of way ahead of vehicles exiting from parking

spaces. The rules of the road apply for driving and turning on the parking premises.

4. A driver can only use the left half of driveways for the time that it is utterly necessary for exiting or entering the parking space whilst simultaneously exercising heightened care and attention.
5. The speed of vehicles in the building may not exceed 5 km per hour.
6. Driveways in the building may not be used for parking vehicles or putting down materials.
7. The traffic in the garage is directed by the signs on the floor. Users are obliged to drive in the garage in accordance with the road traffic rules established by Act No. 361/2000Coll. About road traffic and changes to certain laws as amended. Right-of-way applies in the garage area, unless otherwise specified by road signs.
8. In the case of a power outage, there will immediately be a substitute source of energy replaced. It will ensure the light in the garage, to prevent any injuries.

V. Final provisions

1. The basic rules for leasing and operating parking are laid out in the operating rule.
2. Only the owner of the parking space may extend or supplement these operating rules.
3. Upon a breach of rules stipulated by the operating rules or legal regulations may the manager, by agreement with the owner, prohibit the tenants access to the building.

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 take effect as of the 23.06.2022.