

Operating rules.

Underground garages

Greenline Kačerov, Jihlavská 1558/21, 140 00 Praha 4

I. Basic provisions

- The operating rules apply to the special purpose road with non-public traffic, located in the 1st to 4th floor of the Greenline Kačerov building. The garages are designed for passenger vehicles with a maximum height of 1.9m. Communications in the underground floors are designed as two-way with a width of 6 m and parking spaces are located on both sides. The parking spaces in the building are designed for Group 1a passenger vehicles, the parking spaces have dimensions of 2.5 -2.8 m x 5.0 m. Parking spaces for persons with reduced mobility have minimum dimensions of 3.5 m x 5.0 m. In the basements there are parking spaces for people with reduced mobility with a combined space for wheelchair exit and manipulation.
- There is no permanent receptionist at the entrance or exit, the operation is fully automated and the signalling is led to the building reception.
- Automatic barriers and roll-up gates are installed for entry and exit.
- The following security systems are installed in the garage area:
 - electric fire alarm system (EPS)
 - fire ventilation system (based on the signaling of EPS)

- CO emission control system
- fire hydrant system and portable fire extinguishers
- marking of escape routes - emergency lighting with indication of the direction of exit
- In the event of dangerous levels of CO concentration, a warning signal will be triggered and the garage ventilation will be automatically switched on, and in the event of further deterioration, an emergency signal will be triggered in front of the garage entrance - "No entry of vehicles" with the closing of the doors at the entrance and exit to/from the garage.
- The presence of CO gas is evaluated by special detectors connected to the evaluation device with a link to the automatic control system sub-station for air handling support and with a link to the garage ventilation system.

II. Functions of garages

- Garages are used for parking vehicles for a temporary period of time. The area of entrances and exits is monitored by a camera system. Only owners (users) of garage spaces or storage rooms, garage tenants who must be registered with the building manager or in the MR.PARKIT reservation system and cyclists have the right to enter garage spaces (GS). Other persons may enter only when accompanied by them. Children under the age of 15 are allowed to enter accompanied by a person over the age of 18.
- By fulfilling this condition, the tenant has the right to use the common facilities. In doing so, they adhere to the provisions of this operating regulation, as well as any other legal and technical regulations.
- Entry and access to the building is permitted only to the tenant of the parking space, or

a person authorized by him, and persons in his company. During the stay of these persons in the parking facility, the tenant is liable for any damage caused by these persons. Under no circumstances may another motor vehicle be allowed to enter for which no reservation.

- In case of any problems with the reservation / opening of the garage, please contact the agent - MR.PARKIT s.r.o. (tel: +420 277 277 977).

III. Operation of garages

- The garage is operated by the building management. The operating hours are as follows: Mon-Sun 0-24 hours.

IV. Obligations of garage users

- To read and comply with these operating rules, to follow the instructions of the responsible building management officer and to observe the rules of behavior. Maintain tidiness and cleanliness in the garages.
- Entry to the garages is permitted only for motor vehicles and cyclists, or users of the bike storage area.
- Tenants, their employees and technical staff, drivers with a valid reservation with MR.PARKIT are obliged to respect the parking spaces assigned to them. If unauthorized parking is detected by the building security, technician, receptionist, Property Manager, Facility Manager or even the Tenant of a particular parking space, a fine of up to CZK 1,000 may be imposed.
- Do not damage the garage equipment or the property of other users. Use the facilities and equipment only for their intended purpose.
- To take extra care for your own safety and the safety of others. Prevent accidents.

- Observe traffic regulations and the right of way. Observe the maximum speed limit of 20 km/h.
- No entry of LPG and CNG vehicles. No entry of vehicles taller than 1.9m.
- The entry of electric vehicles is allowed.
- Immediately upon arrival at the garage, the user is obliged to check the condition of the vehicle and report any damage to the property.
- Keep communication and escape areas permanently clear and free of obstructions.
- The vehicle or motorcycle is secured against theft by each user with their own lock.
- No handling of open flames. No smoking. In the event of a violation of this provision by any tenant or his visitor, he is obliged to pay a fine of CZK 1,000 for one such violation. A sensitive EPS system is installed in the building with automatic triggering of fire protection measures, such as evacuation of the building, activation of fire shutters, fire ventilation, acoustic signalling, etc.
- No pets allowed.
- Garages are not intended for vehicle washing, repair or maintenance.
- Any manipulation of the entrance and exit gates is prohibited.
- It is forbidden to use the horn in the garage area.
- During the winter months, users of parking spaces are required to clear their cars of snow before entering their garages to prevent puddles of melting snow from forming in the garage area.
- In the event of a violation of any obligation, the Owner of the Facility shall be permitted to deny access to the Garage and/or the Facility without the User or Tenant having any right to payment of any payment

to the Owner of the Facility, the right to a discount on any payment, the right to terminate any contractual relationship with the Owner of the Facility, or the right to alternative premises.

V. Důležitá telefonní čísla:

Unified emergency number **112**

Police of the Czech Republic **158**

Firefighters **150**

Fire alarm station **296 674 110**

Ambulance **155**

Main reception **296 674 111**

Municipal police **156**

VI. 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 their own property or the property of third parties, everyone is obliged to report this fact to the property manager without unnecessary delay.
3. The owner of the parking space / as well as the agent is not liable for damages caused to persons, animals or things found in the garage area without valid reason.
4. The owner of the parking space / as well as the agent is not liable for damages caused by a random phenomenon or force majeure (such as armed robbery, spontaneous fire of a parked vehicle, weather conditions (snow, ice,...), war, terrorist attack, sabotage, etc.).
5. Neither MR.PARKIT nor the owner of the parking space is liable for damage to the vehicle or other movable objects of the tenant, nor for damage caused by injury on the garage premises.

6. The tenant 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.
7. It is the tenants' responsibility to report any unknown persons found in the building to the building manager.
8. All damages to the driver's property or the property of third parties must be reported by the driver to the operator and MR.PARKIT on the 24/7 customer line +420 277 277 978 as soon as they are detected, and always before the vehicle leaves the parking space. After leaving the parking space, a claim for a damage negotiation is irrelevant. After reporting the damage, the driver is obliged to ensure the presence of the relevant police and to act as a witness in the investigation of the case.
9. The garage operator and MR.PARKIT are not liable for damages to a personal vehicle caused by the owner's incorrect assessment of the vehicle's spatial and other characteristics. In addition to the maximum vehicle height of 1.9 m, it is necessary to consider the height of the vehicle above road level, including the effect of bumpers, spoilers, etc., so that damage is not caused by a significant change in the inclination of the ramp and the approach area to the ramp.

VII. Final provisions

1. These Operating Rules are obligatory for all garage users. The building management is not liable for damages caused by non-compliance with these Operating Regulations and is not liable for any loss, damage or destruction of items placed in the garage area - it is not a guarded parking lot.
2. Where these Operating Regulations specify an obligation to pay a contractual penalty, the right to compensation for damages

in the full amount of the contractual penalty shall be preserved in addition to the contractual penalty.

3. In the event of non-compliance with the Operating Regulations and the instructions of the building management, the management reserves the right to evict the user from the garage area.

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 Rules come into force on 16.5.2024