

# Rules of operation

## Private parking -

### OREA Congress Hotel

#### Brno, Křížkovského 458,

#### 603 73 Brno-střed

Parking spaces/parking at Křížkovského 458/47, Brno, 603 00

Facility tenant (with the right to sublease):  
OREA HOTELS s.r.o., Office: Na Pankráci  
1062/58, 140 00 Praha 4

Business ID No.: 27176657, Tax ID:  
CZ27176657, , registered in the Commercial  
Register kept by the Municipal Court in  
Prague ,Section C 159834 (parking on  
the land parc. nr. 1044/1, k.ú. Pisárky,  
municipality Brno)

Parking Broker in the MR.PARKIT parking  
system: MR.PARKIT s.r.o., with its registered  
office at Balbínova 410/28, 120 00 Praha  
2 - Vinohrady, Business ID No.: 40762769,  
Tax ID No.: CZ40762769, registered in the  
Commercial Register kept by the Municipal  
Court in Prague , Section C, Entry 3111

#### I. Basic Provisions

Only motor vehicles of the parking spot  
owner or lessee, facility operator and  
parking spot tenants can be parked in the  
parking lot of the above-stated facilities  
(hereinafter the "parking" or "parking spot").  
These vehicles must be registered in the  
records of the building manager or in the  
MR.PARKIT reservation system (hereinafter  
the "Lessee").

The Lessee has the right to use the  
shared parking facilities provided that the

conditions set forth above are met. These  
Rules of Operation, the Rules of Operation  
for the entire facility, and other regulations,  
especially of a technical and occupational  
health and safety nature, all apply.

Only parking spot lessees may enter the  
garage by vehicle or by foot, or persons  
authorized or accompanied by them. The  
parking spot lessee is liable for any damage  
caused by such persons while they are in the  
garage. Motor vehicles cannot be admitted  
to the garage without a reservation under  
any circumstances.

4. In case of difficulties with a reservation  
or trouble opening the garage (etc.), please  
contact the parking lot operator at +420 277  
277 977) or directly the facility lessee at  
+420543141111.

#### II. General principles for using the garage

While using the parking and the service  
facilities (if parking has service facilities),  
all tenants (and car drivers) are obliged  
to abide by all the provisions of these  
operating rules as well as safety, fire, and  
hygiene regulations. They must also protect  
common property and get rid of or pay  
for all damages that they cause in the  
facility. Everyone must use their parking  
space exclusively for parking a vehicle or  
motorbike.

At the parking 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.

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 at the  
parking.

Every tenant of a parking space is obliged  
to obey instructions and orders from the  
owner or lessee of the parking and/or  
MR.PARKIT s.r.o. that are in accordance  
with these operating rules.

It is not permitted to carry out any  
adjustments or repairs in the building or in  
the leased space.

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.

It is forbidden to wash vehicles in the  
parking spaces or on the premises'  
driveways.

#### III. Liability for damages – unguarded Parking

Podnájemce (řidič) bere na vědomí a  
souhlasí s tím, že se NEJEDNÁ O TZV.  
HLÍDANÉ PARKOVIŠTĚ, T.J. MAJITEL/  
NÁJEMCE PARKOVIŠTĚ ANI MR.PARKIT  
s.r.o. SE NEZAVAZUJÍ VOZIDLO  
PODNÁJEMCE (JINÝCH OSOB) STŘEŽIT.

The tenant is aware of the fact that the  
PARKING IS NOT GUARDED WHICH MEANS  
THAT THE OWNER/PARKING TENANT  
OR MR.PARKIT ARE NOT OBLIGATED  
TO GUARD THE TENANT'S OR OTHER  
PERSON'S VEHICLES.

Upon discovering damage to their own  
property or that of third parties, everyone  
is obliged to notify the parking lessee/  
manager and MR.PARKIT s.r.o. (when using  
MR.PARKIT services) of this fact without  
undue delay.

The owner/parking tenant (parking space  
tenant) as well as MR.PARKIT s.r.o. 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.

Majitel/nájemce objektu (parkovacího  
místa), stejně jako MR.PARKIT s.r.o.  
není zodpovědný za škody způsobené v  
důsledku nahodilého jevu nebo vyšší moci  
(jako ozbrojená loupež, samovznícení  
zaparkovaného vozidla, vlivy počasí - sněh,  
náledí apod., války, teroristické útoky,  
sabotáže apod.).

MR.PARKIT as well as the owner/parking  
tenant 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.).

MR.PARKIT as well as the parking place  
owner/parking tenant or parking place  
tenant 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.

Subtenant/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.

Upon finding unknown or suspicious persons  
at the parking, subtenants have an obligation  
to report this to the facility tenant(parking  
space tenant) as well as MR.PARKIT s.r.o.  
(when using MR.PARKIT parking systemu).

In the event of breach of the below-stated  
SAFETY INSTRUCTIONS FOR PARKING  
VEHICLES the tenant (driver) bears liability  
for damage caused to their own vehicle, the  
parking system and other damages

In the event of any non-standard situation that makes it impossible to proceed based on the below-stated SAFETY INSTRUCTIONS FOR PARKING VEHICLES, the Lessee (driver) must contact the facility reception desk and follow their instructions.

Neither MR.PARKIT nor the facility (parking spot) owner/tenant are liable for damage incurred to the Lessee (driver) due to the inability to enter or exit the parking spot in the event of a fault in the automated parking system, if installed.

#### IV. Safety instructions for parking the vehicles

Passenger vehicles can be parked in the parking facility up to 2,3 m height, 5 m length and 2,5 m width and 2,5 t weight.

Lessees are prohibited from parking vehicles operating on LPG or CNG.

It is necessary to pay attention to safety of all pedestrians or other persons that might move in close distance to the vehicle while parking and entering or exiting the parking facility.

Before confirming the vehicle parking, the Lessee (driver) must check:

- That the vehicle is properly braked (hand brake + set to neutral or P in an automatic);
- That the vehicle is correctly placed on the parking spot.

(importantly that the vehicle does not interfere the other parking spot's space or whether it makes it excessively difficult to park and unpark from surrounding parking spaces)

- That the appliances inside the vehicle are

switched off due to fire risk;

- That no person and/or animal has remained in the vehicle.
- That no other objects remain in the entry and exit space outside the Lessee's vehicle, especially luggage, vehicle electrical cables,

Podnájemce (řidič i spolujezdci) musí dodržovat ostatní bezpečnostní předpisy s ohledem na bezpečnost pohybu osob a vozidel v i vně parkoviště.

The Lessee (driver and passengers) must adhere to the other safety regulations with regard to the safe movement of individuals and vehicles inside and outside the facility as issued by the facility owner.

The Lessee is prohibited from handling the parking facility in any manner other than as set forth in this document.

#### V. Fire Prevention Requirements

Smoking and handling an open fire is prohibited throughout the entire parking.

It is forbidden to refuel vehicles or adding any other service liquids (e.g. oil) in the parking area.

#### VI. Movements of vehicles in the parking lot

One drives on the right in driveways.

Vehicles exiting the parking have the right of way.

Drivers are obliged to respect traffic signs inside of the parking.

The speed of vehicles on the parking may not exceed 5 km per hour.

Entering driveways in the parking may not be used for parking vehicles or putting down materials.

#### VII. Final provisions

Only the owner/tenant of the parking / parking space may extend and/or supplement these operating rules

Upon a breach of rules stipulated by the operating rules or legal regulations may MR.PARKIT s.r.o. by agreement with the facility tenant /manager, temporarily prohibit the tenants (drivers) access to the parking.

**These operating rules take effect as of the 1.9.2023.**