Operational rules.
Drahobejlova 2567/32, 190 00 Praha 9

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.
13. **Safety measures when passing through the gate:**

    The owner, operator or agent of the garage is not liable for damage to the vehicle caused by the lift gate/barrier/door in the following cases. This applies even if the gate/barrier/garage door is equipped with a system that prevents collision with the vehicle (e.g. motion sensors):

    - Non-standard passing behaviour
      - Any deviation from the normal passing pattern that is not in accordance with the operator's instructions.
    - Insufficient time margin during passage
      - If a vehicle does not pass through the gate in time and makes contact with the gate as it is closing.
    - Other unusual behaviour
      - Any other behavior that is not normal and may cause damage to the vehicle or equipment.

14. **Passage through the gate/barrier/elevator door:**

    - After opening, it is necessary to pass immediately, without unnecessary delays.
    - The passage must be smooth to avoid any accidents or damage.
    - It is not permitted to stop directly under the gate/barrier or in the lift door.
    - If stopped in this area, the parker is responsible for any damage to the garage or parking lot equipment.

15. **Recommendations for safe passage:**

    - Observe the prescribed speed and keep the vehicle moving smoothly.
    - Observe the signals (signs, traffic lights, etc.) and the instructions for passing through the gate.
    - Make sure you have sufficient time to pass safely.

III. Liability for Damages

1. The tenant (driver) acknowledges that this is not a guarded underground garage, i.e. neither the parking Provider nor MR.PARKIT is obliged to guard the tenant'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 parking space Provider / 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.
6. The parking space Provider / as well as the Intermediary is not responsible 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. The parking space Provider / as well as the Intermediary is not liable for damage to the Tenant's vehicle or other movable property, nor for damage caused by injury in the garage area.
8. The Tenant declares that he/she has taken out third party liability insurance (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 the 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. No other activities not directly related to the parking of motor vehicles shall be permitted within the garage/parking area.

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.

V. Movement of Vehicles 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.
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. The Operational Rules set out the basic rules for renting and operating the garage.
2. Extensions or additions to these operating rules may be made unilaterally by the garage owner.
3. In the event of a breach of the rules laid down in these operating regulations or generally binding legal regulations, the administrator may, in agreement with the owner, temporarily withdraw the tenant's right to enter the premises.

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 come into force on 22nd October 2026.