Operational rules.
Parking EA Hotel Populus, U staré cihelny 2182/11, 130 00 Praha 3

I. Basic Provisions

1. Only motor vehicles of the parking space tenant may park in the parking space, which must be registered with the building manager or in the MR.PARKIT reservation system.
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, as 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 parking facility, the parking tenant is liable for any damages caused by these persons. In no case may another motor vehicle for which no reservation has been made be allowed to enter.
4. In case of any problems with the reservation / access to the car park, 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, to protect common property and to repair or pay for any damage caused to the building.
2. Everyone may use his/her parking space only for parking 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).
3. The storage and handling of fuel, open flames, flammable, volatile substances or corrosive substances, leaving any movable objects, free running of animals and consumption of alcoholic beverages and psychotropic substances and smoking are prohibited in the building.
4. It is also forbidden to adjust the engine running in the parking lot, to leave the engine running longer than necessary for entry and exit. No vehicle repairs of any kind are allowed on the premises.
   Each tenant of the parking space 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 tenant of a parking stall is obliged to maintain cleanliness and order in the stalls as well as in the common areas of the parking lot. 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 parking lots and on the roads of the premises.
12. Small municipal waste may be placed in small quantities in the containers provided. 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 on the car park.
13. **Safety measures when passing through the gate:**

    The owner, operator or agent of the car park is not liable for damage to the vehicle caused by the gate / barrier / lift door in the following cases. This applies even if the gate/barrier/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 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 lessee (driver) acknowledges that this is not a guarded parking lot, i.e. neither the parking provider nor MR.PARKIT is obliged to guard the lessee'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 parking lot, the claim to discuss the damage is irrelevant. After reporting the damage, the Lessee is obliged to ensure the presence of the competent 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 damages caused to persons, animals or things found in the parking space without reason.
6. The parking space provider / as well as the intermediary is not responsible for damage caused by a random phenomenon 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 Hirer's vehicle or other movable property, nor for damage caused by injury in the parking area.
8. The Hirer 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, the height of the vehicle above ground level, including the effect of bumpers, spoilers, etc., must be taken into account 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 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 a parking space must not have its gears shifted and the handbrake applied.
3. Refuelling is prohibited in a parking space.
4. Vehicles using propane-butane or similar gaseous mixture for fuel may not be parked in the parking lot.

V. Movement of Vehicles in the Car Park

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 car park.
4. Vehicles on the road have the right of way over vehicles exiting the parking spaces. The rules of the road apply to driving and turning within the car park area.
5. The left half of the road may only be used by the driver for the time strictly necessary to leave or enter the parking space, while taking extra care.
6. Vehicle speeds in the facility must not exceed 5km/hour.
7. The roads on the premises must not be used for parking vehicles or for the storage of materials.
8. Whenever entering/exiting the car park, the driver must wait until the gates are closed for security reasons to prevent unauthorised persons from entering the premises.

VI. Final Provisions

1. The operating regulations set out the basic rules for the rental and operation of the car park.
2. Extensions or additions to these operating rules may be made unilaterally by the owner of the parking space.
3. In the event of a breach of the rules laid down in these operating rules or generally binding legal regulations, the administrator may, in agreement with the owner, temporarily withdraw the tenant's right of entry to 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 18th November 2026.