



OPERATING RULES OF THE CAR PARK

Residence Staropramenná

(hereinafter referred to as the Operating Rules of the car park)

1. Scope of validity

These Operating Rules of the car park regulate the mutual rights and obligations between the company Staropramenná parking s.r.o., with its registered office at Ostrovského 253/3, 150 00 Prague 5, Company ID: 07127219, (hereinafter the "operator") and all others to whom the operator allows access to the parking area, ie in particular motor vehicle owners and drivers, tenants, subtenants and residents, and all other persons using the car park (hereinafter referred to as "tenants or residents") who will temporarily rent or sub-rent a parking space on plots no. 432/2 and 432/3 in cadastral register Smíchov, (hereinafter referred to as: "parking space"). All tenants of parking spaces using parking are obliged to become acquainted with these operating rules of the car park and to follow them.

Parking spaces can be used only by tenants with a contract for the lease of a parking space via a GSM key at the entrance and exit.

Guarding of vehicles is not the subject of this contract.

Tenants are advised not to leave valuables in their vehicles.

The operator is not liable for damages caused by a third party. This is especially true for the loss of valuables that would be stolen from a parked vehicle. No parking space is guarded.

2. Location and division of the car park

The car park is located in the courtyard at Staropramenná no 3361/17 and 3361/17a, Prague 5 and is accessible by passing through the apartment building Staropramenná 3228/17b, Prague 5. In the passage there are automatic gates controlled by a GSM key.

The location of parking spaces is captured on the plan, which is an annex to these rules.

Parking spaces are divided as follows:

- a) parking spaces in stackers (1-48),
- b) parking space under the building (49 - 62),
- c) parking space on the plot (63 - 84)

It is forbidden to park motor vehicles outside the mentioned parking spaces.

3. Rules for using the car park

3.1. The provisions of Act No. 361/2000 Coll., On Traffic on Roads and on Amendments to Certain Acts, as amended, together with Decree No. 294/2015 Coll., And these operating rules of the car park, apply to all parking areas. The provisions of the operating rules of the car park are binding.

3.2. Drivers of all parked vehicles are obliged to respect traffic signs, instructions of additional information boards, these operating rules of the car park, instructions of the administrator and possibly also the car park operator when entering the car park, when parking the vehicle and when leaving. The staff is designated and authorized to regulate the transport of incoming and outgoing vehicles in the areas of the entire car park.

3.3. The car park may only be used for the arrival and parking of tenants' vehicles, or the vehicles of the operator's contractual partners, for storage, for unloading and loading of goods, for boarding persons into parked vehicles. The lessee is obliged to lock and secure the vehicle against unintentional movement before leaving.

3.4 Tenants may open the entrance gate to parking in the following ways:

a) **Through the vehicle license plate** - cameras at the entrance gate will be able to distinguish vehicle license plates, if the system lists the license plate of the lessee who will park in the area, the gate will open automatically, for this option the lessee must notify the lessor of the license plate of his vehicle

b) **Via the GSM gateway** - the lessee connects via his mobile phone with the gate opening system and the gate opens the gateway, the connection will take place by dialing a phone number... will be specified... (the system will not connect a phone call, but will only register an incoming call from the mobile phone), for this option the lessee must notify the landlord in advance of the list of telephone numbers that will be used to open the gate

c) **Through the car park administrator** - the car park administrator can remotely open the entrance gate, for this option it is necessary to call the telephone number +420 602 682 878.

3.5. Other, especially unconventional vehicles (eg towing vehicles, equipped with loading mechanisms, etc.) may enter this car park only with the consent of the car park operator. This report must be made in person to the car park manager.

3.6. Vehicles are only allowed to drive into areas delimited by horizontal markings. Short-term parking of the vehicle above the horizontal markings, parking in contravention of the vertical traffic signs, parking on yellow lanes, in entrances, exits, places marked by portable signs, places not marked or intended for pedestrians will also be considered incorrect parking by the car park staff. The reserved areas include parking spaces reserved for vehicles of disabled fellow citizens. Vehicles of disabled fellow citizens are, for the purposes of these Parking Rules of the car park, only vehicles marked in accordance with Decree No. 294/2015 Coll.

3.7. Parking spaces in the stackers are intended only for parking vehicles with a maximum permissible height, length and weight according to a specific contract for the use of the parking mechanism. When parking vehicles exceeding the maximum values, the vehicle and the stacker mechanism may be damaged. The tenant of the parking mechanism is responsible for this damage.

3.8. It is not allowed to park vehicles with a trailer, a caravan and trucks with a total weight of over 2500 kg.

3.9. Vehicles with snow chains on wheels, or with studded tires are forbidden from entering the car park.

3.10. The speed of cars over the entire parking area must not exceed 10 km / h and the vehicle must not be higher than allowed by traffic signs at the entrances to the parking areas.

3.11. When leaving the car park, it is necessary to leave the area between the open gates as soon as possible in order to prevent possible damage to the vehicle when closing the gates.

3.12. In the event of a failure of the GSM gateway or the exit barrier, the lessee is obliged to inform the car park administrator.

4. The following is prohibited in the car park:

- 4.1. Perform vehicle maintenance and repairs, including refilling of operating fluids, testing engine operation and honking.
- 4.2. Clean the interior of vehicles, dump and discard cigarette butts, knock mud from vehicles and otherwise contaminate parking areas.
- 4.3. Wash or clean the bodies and engines of parked vehicles.
- 4.4. Run driving school driving lessons.
- 4.5. For safety reasons, it is also forbidden in the car park: Movement of drinkers or people under the influence of narcotics and psychotropic substances that reduce attention. Staying in parked vehicles for longer than necessary. It is forbidden to ride bicycles, scooters, roller skates, skateboards or other means, leave animals unattended in the vehicle, or let them run freely and leave children
- 4.5. Damage equipment located in the car park.
- 4.6. Park outside the marked parking spaces.
- 4.7. Smoke and use open fire.
- 4.8. Store items of all kinds, especially items made of flammable materials.

5. Fire protection and evacuation

5.1. The fire protection of the car park is described in the relevant technical report, posted on the ground floor of the building on a notice board in the corridor and also on the website www.rezidencestaropramenna.cz.

5.2. When the evacuation is announced, all persons present in the car park, including drivers of parked vehicles, are obliged to obey the orders of the emergency services or the car park operator.

6. Opening hours for access to the car park:

he opening hours of the car park are determined by the park management as follows: MON - SUN: 0:00-24:00 - for the arrival and departure of vehicles.

7. Parking fee

7.1. Parking is operated as paid. By concluding a "Contract for the use of a paved area" or a "Contract for the use of a parking mechanism" (hereinafter referred to as a contract for long-term lease of a parking space), the lessee acquires the right to use the designated parking space to park the vehicle and at the same time In the case of a contract for the long-term lease of a parking space (resident), the lessee has this obligation even if the vehicle is not parked in the marked - rented place. The amount of the fee is determined by the contract for the long-term lease of the parking space. In the event of a failure of the GSM gateway or exit barrier, the lessee is obliged to inform the car park administrator.

8. Sanctions for violation of the conditions of the Operating Rules of the car park

8. Sanctions for violation of the conditions of the Operating Rules of the car park

8.1. Vehicles obstructing traffic in the car park or vehicles in violation of these Operating Rules will be towed out of the car park at the expense of the owners of these vehicles.

8.2. In the event of a breach of the Parking Rules of the car park or the legal standards set out above, the operator is entitled to install technical means on the vehicle to prevent the vehicle from leaving (hereinafter: "parking boot") until the offense is clarified.

8.3. Tenants who have repeatedly violated the provisions of these Parking Rules may be temporarily or permanently barred from parking in the car park.

8.4. The landlord expressly reserves the right to claim further damages.

9. Final provisions

9.1. The parking lot is monitored by cameras for security reasons.

9.2. The tenants agree that the data concerning the use of the car park will be stored on a data carrier for a maximum of 30 days. The Lessor undertakes to comply with the provisions of the Personal Data Protection Act when processing data.

9.3. The partial invalidity of some provisions does not affect the validity of other provisions.

9.4. Unlawful conduct against car park users is resolved on the basis of notifications from victims through the car park administration, the Czech Police and other bodies active in criminal proceedings.

9.5. These Operating Rules of the car park take effect on April 29, 2021.

Staropramenná parking s.r.o. reserves the right to change or supplement the provisions of these Operating Rules of the car park.

In Prague on April 29, 2021

Ing. Josef Šťastný

Staropramenná parking s.r.o., with its registered office at Ostrovského 253/3, 150 00 Praha 5,
Company ID: 07127219.