

Operating rules

Garage Krizikova,
Křižíkova 65,
Praha 8

I. Basic provision

1. Only motorized vehicles of the garage-space lessee can be parked in the garage space. These vehicles must be registered in the records of the building manager or in the reservation system.
2. By fulfilling this condition, the lessee has the right to use communal spaces. At the same time, he is to abide by the provisions of these operating rules or other possible legal and technical regulations.
3. Only the lessee of the space or a person authorized by him or persons in his company are allowed to drive into and have access to the building. For the duration of these people's stay in the garage building, the lessee of the space is liable for any possible damage they cause.
4. Every lessee of a garage space is obliged to obey instructions and orders from the building manager/MR.PARKIT s.r.o. that are in accordance with these operating rules.
5. In the event of any problems with making a reservation/opening the garage, please contact the agent – MR.PARKIT s.r.o. (Ltd.) (tel: +420 730 513 544). In the event of any technical difficulties or an accident, please contact MR.PARKIT s.r.o. (Ltd.) (tel: +420 730 513 544).

II. Common garages, garage gates

1. Entering garages – drive your vehicle to the building entrance of the building so that you stop at the parking posts (if they are sticking up) and you see gates on the traffic lights. Call the garage number that you received while reserving a parking space, wait for the parking post barrier to rise, then continue in the direction of the garage entrance. After the garage gates open and the green light appears, enter the garage and park in the assigned parking place.
2. Exiting garages – when exiting the garage, press the button that opens the gates and continue to the parking posts. If the parking columns are sticking up, stop when you come to them and once again call the telephone number that you received while reserving a parking space and wait for the parking posts to rise. Individual devices will close by themselves automatically.
3. **The gates work both ways for entering and exiting, so there is a risk of vehicles colliding if the aforementioned rule is not observed!!!**
4. Gates are equipped with a safety photocell. If the safety photocell beam is breached, the gates will stop and the gates will reopen. Do not hold the gates, or parts thereof, as there is a risk of injuring yourself if you do. During a power outage or disruption, it is possible to open or close the gates by unblocking the cover for the actuating device. The gates' back-up manual control is only intended for use in an emergency! Only a person who has been properly trained may operate the emergency manual control!

5. If the gate system malfunctions, contact the building administrator or a service technician.

6. To allow users to get their bearings in the space, the garage lighting is permanently switched on in economy mode. Full lighting for individual sections is controlled using a switch with a glow-lamp.

7. There are also hot and cold water mains, sewerage, and electrical wiring in the garage space. Some rising distribution mains have caps and boxes in the garage places. The owners and users of these garage places are obliged upon request to allow representatives of the management organisation to have access to the devices for the purposes of inspections or repairs.

8. Warning: Any interference with the aforementioned equipment is prohibited.

III. Rules of operation for a collective garage

1. The rules of operation are binding for all garage users and they are obliged to acquaint themselves with the content of these rules. Any breach of, or failure to observe, the garages' rules of operation could result in restricted access for vehicles. Moreover, the misuse of parking spaces in garages for other purposes or for the unauthorised parking of other vehicles will be dealt with in cooperation with state supervisory bodies and any infringers will face the full consequences of their actions.
2. Vehicles using compressed gas as fuel (LPG/CNG, see Decree No. 341/2002 of the Collection of Laws, as amended) may not park in the garages.

3. Unauthorised persons are forbidden from entering the garages!!!

IV. Rights and obligations of garage users

1. Garages are used for parking users' passenger cars and small utility vehicles, which are in good technical condition (no oil leaks, etc.).
2. The Lessee is aware of the fact that the garages are not guarded, which means that the owner nor the operator of the garages is obliged to guard the vehicles parked inside for the Lessee. Regarding the For damages applies § 2947 of the Civil Code.
3. The owner of a parking space as well as the agent is not in any way liable for damage incurred by persons, animals, or items that are to be found on the garage premises without good reason.
4. The owner of a parking space as well as the agent 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.).
5. MR.PARKIT as well as the parking place owner 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 garage/car park.

6. MR.PARKIT as well as the parking place owner are not liable for economic damage / loss incurred by the client due to the inability to park in / park out in case of failure the gate or parking posts.
7. Upon discovering damage to their own property or that of third parties, everyone is obliged to notify the building manager of this fact without undue delay.
8. 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.
9. The garages operate nonstop. The parking area is divided up into individual spaces, which are marked. Each user is only entitled to use a space that they have bought or rented.
10. A user is only entitled to place a car that corresponds to the contractual terms and conditions in the assigned parking space. Furthermore, a user is obliged to inform MR. PARKIT without delay of any changes concerning the user or the vehicle.
11. In the event of a problem with entering the garage, the user is obliged to immediately report this fact to MR.PARKIT.
12. After informing the vehicle owner in advance, the building administrator/MR. PARKIT will arrange for the towing away at the owner's expense of broken-down vehicles or vehicles in poor technical condition that could endanger safety or could harm the garage environment and facilities.

13. Vehicles with trailers are not allowed to enter the garages.
14. Vehicles with snow covering their body may not enter the garages – it is necessary to clean the snow off the vehicle before entering garages!
15. Children may only move around garage spaces in the company of an adult who is responsible for their safety.

V. The following is forbidden in the garage spaces:

1. to carry out repairs to vehicles, to wash and clean vehicles, to add fuel to vehicles,
2. to pollute parking spaces,
3. to cause mechanical or chemical damage to the special floor coating,
4. to smoke or handle a naked flame or inflammable or explosive materials,
5. to store any combustible materials in the parking space or anywhere on the garage premises,
6. to allow animals to roam freely in the parking space or anywhere on the garage premises,
7. to linger on the garage premises for longer than 30 minutes.

VI. Final Provisions

1. The basic rules for leasing and operating garages are laid out in the operating rules.
2. The owner of the garage space may unilaterally extend or supplement these operating rules.
3. Upon a breach of the rules stipulated by these operating rules or generally binding legal regulations, the manager, by agreement with the owner, may temporarily divest the lessee of his authorization to enter the building.

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 take effect as of 28 April 2015.