



Operating Rules for STELLPLATZ BRNO

Stellplatz - karavanů, s.r.o., IČO: 218 57 237, located at Nesvačilka 14, 664 54 Nesvačilka, as the operator of the parking lot on plot no. 1837/40, in the cadastral area of Štýřice (Brno-město), issues these parking lot operating rules.

All tenants of parking spaces are obliged to follow and adhere to these rules.

I.

1. The parking space can only be used for parking a residential vehicle/caravan in the designated and marked Stellplatz area.
2. Throughout the entire parking lot area, the provisions of Act No. 361/2000 Coll., on Road Traffic and on Amendments to Certain Acts, as amended, and these parking lot regulations apply. Tenants are required to use only the designated entrances and/or exits to enter and/or exit the parking lot.
3. Drivers of all parking vehicles are required to respect traffic signs, the instructions on supplementary information boards, these parking lot regulations, and any instructions from parking lot staff when entering the parking lot area, parking the vehicle, and exiting.
4. Vehicles with snow chains on their wheels or studded tires are prohibited from entering the entire parking lot area.
5. The speed of vehicles throughout the entire parking lot area must not exceed 10 km/h, and the vehicle must not be higher than 3.5 meters. The tenant is required to lock, secure, and prevent the vehicle from moving on its own before leaving.
6. Tenants are advised not to leave any gas bottles in the residential vehicle. Any damage caused by a fire resulting from a technical defect in the parked vehicle or from gas bottles left on the parking lot premises must be fully compensated by the tenant to both the parking space lessor and all other parties who suffered damage.
7. In the event of accidents or necessary construction work in the parking lot premises, the tenant is required to move or tolerate the moving of the vehicle for the necessary time to a parking space designated by the operator.
8. The operator is not responsible for damage caused to the residential vehicle placed in the parking space by a third party. The same applies to items left in the vehicle by the tenant, such as luggage, valuables, documents, spare parts, etc.
9. The operator is authorized to have a vehicle removed at the owner's expense and risk if it is not authorized to stay in the parking lot.
10. When connecting the vehicle to the electrical outlet, the tenant is responsible for securing the connection cable from the socket (electrical outlet) to the appliance. The connection cable must not endanger other vehicles.
11. The tenant hereby acknowledges and explicitly agrees that the parking lot is not a guarded garage or similar facility within the meaning of Section 2945, Subsection 1 of Act No. 89/2012 Coll., Civil Code, as amended, and therefore the operator is not liable to the tenant for damage caused to vehicles parked in the parking lot and their accessories. The present monitoring devices ensure only the operation, protection, and security of the operator's property. Notwithstanding the above, the tenant undertakes to always properly secure the vehicle against theft and to prevent damage to the vehicle (motorcycle) and other customer and third-party property, and not to leave money or other valuables in the parked vehicle. The tenant consents to the camera monitoring of the parking lot and the storage of recordings.



II.

1. The following are prohibited in the parking area:

- a) Vehicle maintenance, repairs, fluid refills, engine testing, and horn usage.
- b) Parking on grassy areas, which are for relaxation only, under a 5,000 Kč fine.
- c) Cleaning vehicle interiors, discarding cigarette butts, and littering.
- d) Washing or cleaning vehicle bodies and engines.
- e) Driving school practice.
- f) Intoxicated persons or those under the influence, leaving animals or children unattended. Damaging operator or third-party property.
- g) Smoking and open flames, except in designated areas.
- h) Storing or discarding any items, especially flammable materials.

2. Parking unregistered vehicles, those without plates, technically unfit, leaking fluids, or unsecured is prohibited. Household or other waste and material storage are banned. Selling goods is also prohibited.

III.

Unauthorised Parking

- 1. Parking spaces within the Stellplatz Brno premises are intended exclusively for vehicles whose operator has duly paid the applicable parking fee according to the current price list of the operator at the payment machine located in front of the entrance gate to the premises.
- 2. By entering the premises and using a parking space, the customer agrees to the applicable price list, Operating Rules and parking conditions, which are available on the website and directly at the payment machines located in front of the entrance gate to the premises.
- 3. A vehicle for which the applicable parking fee has not been duly paid, or a vehicle being used without the operator's authorisation, shall be considered to be unauthorisedly parked.
- 4. In such a case, the operator is entitled to request the vehicle operator to immediately pay the applicable parking fee or to leave the premises without delay.
- 5. If the vehicle operator fails to comply with such a request and the vehicle remains on the premises, the operator may take further measures to protect its property and rights, including contacting the Police of the Czech Republic or the Municipal Police of Brno, where their intervention is possible in the given situation, and, where applicable, arranging for the removal of the vehicle if the statutory conditions for such action are met.
- 6. Stellplatz Brno is a private parking facility and is monitored by the operator and a contracted security service. The security service is responsible for monitoring compliance with the Operating Rules, addressing violations of the rules applicable to the premises, and protecting the property of the operator and customers. In the event of unauthorised parking, non-payment of the parking fee or any other violation of the Operating Rules, the matter may be referred to the security personnel, who are authorised, within the scope of their statutory powers, to request the person concerned to remedy the situation and leave the premises.
- 7. A contractual penalty of **EUR 100 / CZK 2,500** may be charged to a customer for unauthorised parking without payment of the applicable parking fee or for using a parking space without the operator's authorisation. This shall not affect the operator's right to claim payment of the applicable parking fee or compensation for any costs or damage incurred, to the extent permitted by applicable law.



8. Any costs incurred by the operator in connection with the unauthorised use of a parking space or the possible removal of the vehicle may be claimed from the person responsible for the vehicle to the extent permitted by applicable law.

IV.

Waste Disposal and Bulky Items

1. Customers are required to dispose of waste exclusively in the designated waste containers and only in quantities corresponding to the normal amount of waste generated during their stay.
2. It is prohibited to dispose of bulky, oversized or other items in the waste containers if, due to their size, quantity or nature, they do not constitute ordinary municipal waste intended for such containers. This includes, in particular, broken suitcases, tables, chairs, furniture, larger parts of vehicle equipment, tents, mattresses, tyres, electrical appliances, larger plastic or metal items and other bulky waste.
3. **It is strictly prohibited to pour any liquids into the waste containers or to intentionally pour, discharge or otherwise release their contents into the containers or their surroundings.** This includes, in particular, spoiled food, food leftovers, beverages, oils, sauces, liquid food, chemicals, operating fluids and other liquid or semi-liquid substances that may cause contamination, unpleasant odours, damage to the containers, or make the proper disposal of waste more difficult or impossible.
4. Customers are required, before placing waste into a container, to ensure that no liquids leak, waste spills or other contamination of the container or its surroundings occurs. **Any intentional contamination, pouring or discharge of contents into or around the waste containers is strictly prohibited.**
5. **It is expressly prohibited to leave any waste, items or objects outside the designated waste containers, around the containers, on parking spaces or anywhere else within the premises.**
6. Customers must not dispose of excessive quantities of waste in the containers where this would fill the container at the expense of other customers, cause the container to overflow, or increase the operator's waste disposal costs.
7. If a customer needs to dispose of bulky or other waste that cannot be properly placed in the designated waste container, the customer is required to arrange for its own removal and disposal outside the premises. The operator is not obliged to accept or dispose of such waste.
8. **For a violation of these rules, in particular for the disposal of bulky waste, excessive quantities of waste, pouring or discharging liquids, spoiled food, beverages or other substances into or around the waste containers, or for contamination of a waste container or any part of the premises, the customer may be charged a contractual penalty of EUR 100 / CZK 2,500 for each individual violation.**
9. Payment of the contractual penalty shall not affect the operator's right to claim reimbursement of the actual costs incurred for the removal, sorting, disposal or cleaning of waste, or compensation for any damage caused, to the extent permitted by applicable law.
10. The operator is entitled to take photographic evidence or use CCTV footage to document violations of these rules and to substantiate and enforce any resulting claim against the responsible person.



V.

Important phone numbers:

- Integrated Rescue System: 112
- Emergency Medical Services: 155
- Police: 158
- Firefighters: 150

Operator Stellplatz - karavanů, s.r.o.:

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These operating rules are effective as of October 10, 2023.