



PARKLAKE Parking – Rules of Use r3:09/10/2020

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# **Parking Regulation**

**PARKLAKE**

## PREAMBLE

This regulation sets out the general rules to be observed by all users of the parking lot (hereinafter the “**Parking**” or the **Parking Lot**”) serving ParkLake shopping centre located in Bucharest, Bld. Liviu Rebreanu, nr. 4, District 3 (hereinafter “**ParkLake Shopping Centre**” or the “**Shopping Centre**”).

ParkLake Shopping Centre and the afferent Parking Lot are owned by ParkLake Shopping SA (the “**Landlord**”). The Landlord shall decide from time to time who shall be managing the Parking, the entity undertaking the management to be hereinafter referred to as the “**Manager**”.

Where in these Rules the Manager is awarded or recognised any rights or assigned any obligations towards any Users this shall mean that title to the combination of such rights and obligations is presumed to pertain originally to the Landlord of the Shopping Centre and as a derivative to the Manager, therefore in the absence of a Manager any reference made hereunder to such Manager shall be understood to be a reference to the Landlord.

who has entrusted Sierra Romania Shopping Centres Services SRL (hereinafter the “**Manager**”) with their management.

The Parking consists of three floors and is used exclusively for light vehicles and simple motorcycles or sidecars

For the purpose of this regulation, a User is any vehicle driver that wishes to use the Parking, as well any of its companions.

## ARTICLE 1 - MANDATORY NATURE OF THE REGULATION

This regulation will be mandatory for all Users. By entering the Parking the User implicitly accepts this Regulation, including the provisions of article 7 regarding the blocking and removal of the vehicles.

The Regulation will be displayed at the entries in the Parking and will also be available for consultation in the Customer Service Area located at -1 level of the Parking and the Info point located in the Shopping Centre. This regulation will also be posted on the official webpage of ParkLake Shopping Centre, <https://www.parklake.ro/> .

The Landlord reserves the right, directly or through the Manager, to delimit certain areas within the Parking Lot which shall be subject to specific rules, as decided from time to time.

## ARTICLE 2 - OPERATION PRINCIPLES OF THE PARKING LOT

### 2.1 - Access of persons

The access of persons in the Parking Lot is mandatorily made through the existing access entries, marked and signalled for this purpose, totalling a number of 5 access from each floor 0,-1,-2 and - 3 of ParkLake Centre.

### 2.2 - Access of vehicles

The access of vehicles in the Parking lot is mandatorily made by entry ramps, totalling a number of 3, from Blv. Liviu Rebreanu, no. 4.

### 2.3 Barriers at the entrance in the Parking lot<sup>1</sup>

In order for the barrier to lift and so to be granted access into the Parking lot, the Users must retrieve the access ticket from one of the devices located at the entrances to the Parking lot, on the left side of the driver. This ticket will record the date and time of entry, as well as the license plate of the car.

### 2.4 - Parking cards

Holders of parking cards are required to validate them upon entry and exit of the Parking Lot, by introducing them into the access devices.

### 2.5 - Payments

Payment of the amount corresponding to the duration of stay in the Parking Lot will be done at one of the ATMs located on the -1, -2 and -3

the use of the Parking Lot is remunerated

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<sup>1</sup> Articles 2.3. to 2.8 are applicable as of the date

floors, next to the vertical access entries into ParkLake Centre, or at one of the customer service areas, before removing the vehicle from the Parking Lot.

#### 2.6 - Exit from the Parking Lot

After payment, the User has 15 minutes to exit the Parking Lot. If it does not remove the car from the Parking Lot within this time frame, by validating the ticket at the device which opens the exit barrier, it will pay the amount corresponding to the 60 minutes period started.

#### 2.7 - Receipt

Upon the performance of a payment, a receipt can be obtained, if requested, showing the amount paid. This receipt does not allow validation of the exit, so the ticket must be kept until the exit barrier, for the opening of this barrier, in accordance with point 2.8.

#### 2.8 - Opening of the exit barrier

The User must enter the ticket/card validated with the corresponding payment into the devices from the exit which control the opening of the barrier in question. In case you are having problems, you can contact the security service through the intercom located in the device receiving the ticket upon exit.

- a) In the event you have not performed the payment in question, you must leave the exit lane, using for this purpose the evacuation locations or going in reverse, and you must act in accordance with article 2.5.
- b) Failure to submit the said ticket/card will be settled in accordance with article 4.2, without excluding the procedures described herein.

#### 2.9 - Opening hours

Opening hours are displayed at the entries into the Parking Lot. Within the interval 08h00-23h00, all entries and all exits of the Parking Lot will be opened for Users. Within the interval 23h00 and 08h00, the entry and the exit will be restricted to only one entry/exit defined by the Manager and such entry/exit will be properly signaled for the Users.

### **ARTICLE 3 - TRAFFIC IN THE PARKING LOT**

#### 3.1 - Special provisions

- a) Driving of the vehicles will be performed with extreme care, complying with the significance of the indicator panels, traffic signs and road markings, and the maximum allowed height: 2.10 m
- b) Each driver will park the vehicle so as to occupy one parking spot and not hinder the use of the neighbouring parking spots
- c) All vehicles must give priority to another driver carrying out parking manoeuvres.
- d) A vehicle getting out of the Parking Lot must give priority to vehicles moving on the traffic lanes.
- e) Except where indicated differently, vehicles coming from the right have priority.
- f) The maximum authorised speed in the parking lot is 5 Km/h, except where indicated differently.
- g) Overtakes are prohibited.
- h) Going in reverse is authorised only in the required manoeuvre for entry or exit of a parking area.
- i) Parking is prohibited on the traffic lanes and in places identified as reserved or special. In case of disregard of these principles or of non-compliance with the Parking Regulations, the sanctions provided in the Road Traffic Code shall apply.
- j) The use of sound signals or honking is prohibited.
- k) The driver must put the vehicle out of gear during the time necessary for stopping and starting.

### **ARTICLE 4 - PRICE**

#### 4.1 - Pricing<sup>2</sup>

The prices in force, established in accordance with this regulation, taxed every 60 minutes, are displayed at the entries into the Parking Lot, on the automated payment machines and customer service room.

- a) The price for payment of the parking is established for intervals of 60 minutes, the User paying only the

<sup>2</sup> Article 4 is applicable as of the moment when

the use of the parking will be remunerated

interval or intervals used, although not completed until exhaustion thereof.

- b) Payment is made in cash or, where there is equipment for this purpose, via bank card.

Disabled persons benefit of free parking on the special designated places; to this end, the disability certificate will be presented to the Parking Lot staff or at the Customer Services Area.

#### 4.2 - Loss/destruction/deterioration of the parking ticket

In case of loss/destruction/deterioration of the parking ticket, a copy of the parking ticket can be issued against the payment of a fee of RON 50; the request needs to be addressed to the Customer Service Area in the Parking Lot. The User will be charged with parking price for the time elapsed as of the date on which the vehicle accessed the Parking, or if the entry date cannot be proven, with the parking price for 24 hours.

#### 4.3 - Description of cards based on an advance monthly payment

Users which use the Parking Lot with a higher frequency can enjoy the use of parking cards at reduced prices. These cards can be of the following types:

- a) **ADVANCED PAYMENT FOR DAY TIME**  
- Allows a 12 hours parking during the day between the stated timeframe and in any day of the year, according to the Shopping Centre's own classification criteria variable at any time. Parking in the Parking Lot outside of this timeframe shall be paid at a normal price.
- b) **ADVANCE PAYMENT FOR NIGHT TIME** - Allows parking between 23h00 and 08h00 of the following day. Parking in the Parking Lot outside of this timeframe shall be paid at a normal price.
- c) **ADVANCE PAYMENT OF RIPARIANS** - Allows for a 24 hour parking, any day of the year, to riparians in the vicinity of the Parking Lot, according to the

Shopping Centre's own classification criteria variable at any time.

- d) Users of these cards are responsible thereof and must immediately notify the Manager, in case of loss or theft thereof. Fraudulent use of lost or stolen cards can be attributed to their holders with relevant financial consequences.
- e) In case of loss or damage to the card, its recipient may request a second copy, by paying the cost of issuing the new card (RON 100,00).
- f) If the parking period relating to the used card is exceeded, the payment in question must be carried out before moving the vehicle.

The payment of these cards must be made within the terms agreed. Non-payment of the card leads to its automatic invalidation.

4.4 - The rate for hourly and fraction parking will be established by the ParkLake Shopping Centre at the time of enacting the payment method. The rates will be displayed in specially designated places and visible at the entries/exits of the Parking Lot and the Customer Service Area in the Parking Lot, being applicable to all users.

### **ARTICLE 5 - USER ACCESS**

The Parking Lot is exclusively for the Users, access and movement within the Parking Lot being prohibited for persons not using a vehicle in the Parking Lot..

### **ARTICLE 6 - USE OF THE PARKING LOT**

The Parking Lot is reserved for the accommodation of vehicles and operations directly linked to them. Therefore, the following are expressly prohibited:

6.1 - Washing of vehicles and any maintenance operations thereof, except the places reserved for this purpose and provided that the Manager authorises it accordingly.

Damaged vehicles inside the Parking lot will be towed at the expense of the user. Repair of vehicles is prohibited inside the Parking Lot,

except when it is indispensable for the respective towing or, in case of damages that require slight repairs for operation.

6.2 - Any transaction, negotiation, unpacking or sale of objects, display and distribution of fliers, or other form of advertising, except if prior approved in written by the Manager.

6.3 - The use of access or communication ramps between levels, by pedestrians, who must use the passages and access routes reserved for them;

6.4 - Access of animals is not allowed.

6.5 – The Manager reserves the right to prohibit the access of certain vehicles within the underground parking lot.

6.6 - Access of delivery or supply vehicles, vehicles with GPL system or vehicles with trailer is prohibited.

6.7 – The parking places designated for persons with disabilities will be used only by vehicles having displayed the special certificate with the international sign as specified in law nr.448/2006; art.65

6.8. - It is prohibited to park in the Parking Lot with the engine turned on.

6.9 - Vehicle users will maintain cleanliness in the Parking Lot and will not store any material inside the Parking Lot, the waste being disposed of in the garbage bins installed

6.10 - Depending on the degree of occupancy of the Parking Lot or other exceptional circumstances, the Manager can temporarily restrict access inside the Parking.

6.11 – The Users accept:

- a. Not to let minors unsupervised in the Parking Lot or in the parked vehicles;
- b. Not to use the Parking for dangerous, illegal, unethical activities, or for beggary
- c. Not to use the Parking Lot for the purpose of repair of vehicles or other

activities of this kind

- d. Not to organize in the Parking Lot any political meeting, public event, strike, show or other commercial activities
- e. Not to camp in the Parking Lot and not to organize picnics, sports or other recreational activities
- f. Not to distribute advertising materials or other posters without the written consent of the Manager;
- g. Not to undertake anything likely to cause the disruption of public order, generate damages or inconveniences, both to the underground parking and its users
- h. Not to leave unattended animals or dangerous substances in the vehicles
- i. To comply with the provisions of the legislation in force governing the circulation on public roads.

It is recommended that the Users close their vehicles with the key and not leave the parking ticket/card or any valuable objects in the vehicles, the Landlord and/or the Manager not being liable in any manner for their security.

## **ARTICLE 7 - ABUSIVE PARKING LOT**

### 7.1 - Definition

A motor vehicle is considered to be parked abusively, if its parking is extended for a period of 10 days or more, without the User in question paying the amount of the cost related to this period. It will also be considered as being abusively parked, if the vehicle falls under any of the situations referred to in the Road Traffic Code.

### 7.2 - Consequences

In the case of abusive parking, for the vehicles in question will be applied all legal measures in accordance with the Road Traffic Code.

7.3 - The vehicle users will be notified through a notice, which will be displayed on the vehicle's windscreen, about the offence committed on non-compliant parking and the consequences to be borne.

## **ARTICLE 8 - GENERAL SAFETY**

## 8.1 - Interdictions:

The following are prohibited:

8.1.1 Introduction into the Parking Lot of explosive substances or combustible or flammable materials.

8.1.2 Smoking or triggering fire inside any of the floors;

8.1.3 Use of power sockets and, as a general rule, the existing electrical facilities in the Parking Lot, except power sockets intended for electric vehicles.

## 8.2 - Accidents

In case of any type of incident (fire, power outage, ventilation shut-down, etc.), Users have to abide by and be subject to the general security rules displayed in the Parking Lot, as well as directives submitted by the Manager and/or security services.

8.3 - It is forbidden to stop and/or park vehicles in restricted areas of the Parking (e.g.: parking spaces for persons with reduced mobility or access road, evacuation areas, etc.); they may be subject to legal measures in accordance with the Road Traffic Code, with the aim of raising awareness among Users regarding the obligation of compliance with the rules of access, parking, and movement inside the Parklake Shopping Centre

8.4 - The Parking Lot has video surveillance, the video cameras being intended exclusively for surveillance of traffic flows, and the records are not publicly available, except in situations when there are accidents or incidents involving the presence of representatives of public institutions for the investigation and settlement of the cases.

8.5 - Vehicle drivers and the other occupants are required to comply with the directions of the Manager, the security company or fire fighters, as the case may be.

8.6 - ParkLake security staff has no duties regarding the guarding of the vehicles parked within the Parking Lot.

## **ARTICLE 9**

### **LIABILITY OF THE USER AND THE PARKING LOT**

#### 9.1 - General principle

Parking and circulation in the Parking Lot fall under the responsibility of Users, under the legislation in force.

The Users are responsible for the accidents and damage that they cause due to incompetence, negligence or any other cause, including as a result of a violation of this regulation.

#### 9.2 - Notification of damages

Users that cause damage to other vehicles or to the parking lot facilities, must immediately notify the Manager either through the security personnel, either directly to the Customer Service Areas in the Parking Lot, located on the -1 floor; Info Point located on ground floor

#### 9.3- Blocking

In case of accidental blocking of a vehicle on a traffic lane in the Parking Lot, its User is obligated to take all measures to avoid the risk of accidents.

#### 9.4 - Exemption from liability of the Parking Lot

9.4.1 - The rights granted are only parking rights and not rights to benefit of security or rights to deposit. The Parking Lot operates, for purposes of civil liability, as an extension of public roads, the access control system being intended only for metering, collection and billing the parking time of each vehicle.

9.4.2 - Parking is done on the responsibility and risk of the vehicles' Users.

9.4.3 - The Landlord and/or the Manager of the Parking Lot is not responsible for vehicle thefts or thefts of other kinds, which may be committed during parking.

9.4.4 - The Landlord and/or the Manager of the Parking Lot is not responsible for any theft of accessories of any type, or objects left inside or

outside the vehicle.

9.4.5 - The Landlord and/or the Manager of the Parking Lot is not responsible for any prejudice caused to persons, animals or things which are, for no reason, in the Parking Lot or on the access roads, regardless of the damages mentioned, in case of violation of those rules, or in the event of misuse or abuse of the Parking Lot's facilities.

9.4.6 - The Landlord and/or the Manager of the Parking Lot is not responsible for any damage caused by the other users.

## **ARTICLE 10 - THE PARKING LOT'S SERVICE STAFF**

All members of the service staff of the Parking Lot must justify this quality by presenting a document issued by the company in question, or by displaying the name on an identification card displayed in a visible place.

The service staff and Users are requested to display courtesy and good education relationships, as well as excellence in service.

The Parking Lot's staff must report in writing the violation of this regulation, in order to establish the responsibilities.

## **ARTICLE 11 - COMPLAINTS**

### 11.1 - Complaints

Complaints, comments and suggestions regarding the operation of the Parking Lot may be directed, in writing, to the Manager, to the attention of the Customer Service

- Parklake Centre  
Bd. Liviu Rebreanu 4, District 3, Bucharest

11.2 - Register of complaints and referrals  
Complaints can also be recorded in the Parking Lot's register.

## **ARTICLE 12 - OMISSIONS**

In all situations not specifically regulated hereunder, the rules provided for in the Road Traffic Code apply.

12.1 – The Landlord and/or the Manager

reserves the right to modify this regulation.

12.2 - In case of an incident of any kind such as fire, power outage, ventilation shut down, etc.), the Users must comply with the general safety rules posted on the Parking Lot and the directives enacted by the Manager of the Parking Lot and/or by security services.

## **APPENDIX 1**

Template: Warning

This warning is displayed after completion on the windscreen of the non-compliant parked vehicles.

DEAR OWNER/HOLDER OF THE VEHICLE WITH  
REGISTRATION \_\_\_\_\_ NUMBER/MARK

\_\_\_\_\_ / \_\_\_\_\_  
We hereby inform you that the access, exit, movement and parking within ParkLake Parking Lot is carried out in compliance with the Regulations in force visibly displayed at the entrances to the Parking Lot and can be consulted at the Informational Centre of the following address <http://www.parklake.ro>  
According to this Regulation, the Parking Lot is intended for the parking of vehicles only for the time interval in which the shopping centre is open to the public. In addition, stop/idle time is allowed only with compliance with the special designated places marked for this purpose. At the moment, the vehicle identified above has been detected as being illegally parked and is in one of the following situations:  
1. HAMPERS THE MOVEMENT AND ACCESS OF THE OTHER VEHICLES TOWARD THE PARKING SPOTS.  
2. HAMPERS THE ACCESS OF PERSONS IN THE SHOPPING CENTRE OF TECHNICAL SPACES.  
3. BLOCKS THE EMERGENCY EVACUATION ROUTES.  
4. IS LOCATED ON THE SPOT DESIGNED FOR PEOPLE WITH DISABILITIES.  
5. IS PARKED AFTER THE SHOPPING CENTRE'S CLOSING HOURS.  
THE VEHICLE MENTIONED WAS RECORDED IN OUR DATABASE, AND PARKING IN THE ABOVE-MENTIONED CONDITIONS LEADS US TO DISPLAY THIS WARNING. If the vehicle used has remained stationed in PARKLAKE Parking



Lot after closing hours without prior notification at Parklake's Informational Centre, then an additional fee will be charged ("Parking fee") in the amount of RON 50 per day.

Thank you for your cooperation!

NOTES: \_\_\_\_\_

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I HAVE BEEN NOTIFIED:

Vehicle user

NAME \_\_\_\_\_

FIRST NAME \_\_\_\_\_

SIGNATURE \_\_\_\_\_

Date: \_\_\_\_\_ Time: \_\_\_\_\_

OFFICIAL

EXAMINER \_\_\_\_\_