

PARKLAKE Parking Regulations

PREAMBLE

These regulations set out the general rules that must be respected by all users of the parking lot (hereinafter referred to as “Parking” or “Parking Lot”) serving the ParkLake shopping centre situated in Bucharest, 4 Liviu Rebreanu Avenue, Sector 3 (hereinafter referred to as “ParkLake Shopping Centre” or “Shopping Centre”).

The ParkLake Shopping Centre, including its Parking, is private property owned by ParkLake Shopping SA (“Owner”). Periodically, the Owner will designate the entity that will manage the Parking, entity hereinafter referred to as “Administrator”.

For the purposes of these Regulations, a User is defined as any driver of a motor vehicle as well as its companions, who use the Parking and any of its components.

If, pursuant to these Regulations, the Administrator is granted or recognized the rights or obligations towards any of the Users, it will be construed that the reference is made to the Shopping Centre Owner and to the Administrator, as its proxy, therefore, in the absence of an Administrator appointed by the Owner, any reference, made in the following lines, to such an Administrator should be perceived as a reference to the Owner, who at the time of drafting these Regulations entrusted the management of the Parking lot to the company Sierra Romania Shopping Centers Services SRL.

The parking lot consists of three underground levels and is exclusively intended for light vehicles and motorcycles with or without a sidecar.

ARTICLE 1 - MANDATORY NATURE OF THE REGULATIONS

These Regulations are mandatory for all Parking Users. The access and circulation of motor vehicles in the Parking lot are subject only to the compliance with these Regulations and the traffic law.

By entering the Parking, the User implicitly consents to these Regulations, including the provisions of Article 6 on the consequences/effects of abusive conduct.

These Regulations are posted at the entrances of the Parking lot and are also available for consultation at the Parking Dispatch Centre, Customer Services, located on level -1 of the Parking (Red colour, J 01), as well as at the Information Office situated on the ground floor of the Shopping Centre. These Regulations are also published on the official web page of the Shopping Centre, namely <https://www.parklake.ro/>



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ARTICLE 2 – PRINCIPLES OF OPERATION OF THE PARKING LOT

2.1- The Parking lot is exclusively intended for Users, access and circulation in the Parking being prohibited to persons who do not use a motor vehicle.

2.2- Access of persons

The access of persons to the Parking lot is mandatory through the existing entrances (access ways), marked and signposted for this purpose, totalling a number of 13 access ways arranged on levels -1, -2 and -3 of the Shopping Centre.

2.3- Motor Vehicle Access

Motor vehicle access to the Parking lot is mandatory through the three entry ramps, from Liviu Rebreanu Avenue, no. 4, marked and signposted to this end.

2.4- Barriers at the entrance to the Parking Lot

For vehicle access to the Parking lot, respectively for lifting the barriers placed on the entry ramps, Users must get the access ticket from one of the access devices mounted at the entrances to the Parking, on the left side of the driver. The ticket will indicate the date and time of entry, as well as the registration number of the vehicle or, where appropriate, its unique identifier.

2.5- Parking cards

Holders of access cards to the Parking must validate upon entering and exiting the Parking, by inserting them into the access devices or by validating the RFID cards available to subscribers.

2.6- Payment

The payment of the amount corresponding to the duration of stay in the Parking, in the amount calculated pursuant to Art. 4 hereof, will be made by validating the parking ticket taken at the entrance to the Parking, before the motor vehicle exits the Parking, at one of the payment machines situated on the levels - 1 -2 and -3, in the access areas (ways) to and from the Shopping Centre. Payment at the payment machines can be made both using coins of 50 bani and banknotes of 1 RON; 5 RON; 10 RON.

Payment may also be made at the payment machines that are equipped with POS payment systems or at the Parking Dispatch Centre / Customer Service located on level -1, RED colour, J01.

2.7- Exiting the Parking Lot

The exit of motor vehicles from the Parking is mandatorily made using the two exit ramps, on 4 Liviu Rebreanu Avenue, marked and signposted for this purpose.



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After making the payment, for exiting the Parking, the User benefits from a time interval of 15 minutes. Should this time interval be exceeded, it will pay the corresponding amount for the next completed and/or initiated parking hour.

2.8- Proof of payment

After making the payment, the parking ticket validated at the payment machine will indicate the amount paid. This ticket must be kept at least until exiting the Parking lot. The parking ticket substitutes a tax receipt, in compliance with Art. 2 letter (o) of Government Emergency Ordinance no. 28/1999 on the obligation of economic operators to use fiscal electronic cash registers, republished.

2.9- Raising the exit barrier

Upon exiting the Parking lot, after proper validation of the parking ticket, the barrier will automatically be lifted, by recognizing the registration number of the vehicle. In the event that the system fails to recognize the vehicle registration number, the User must insert the validated ticket/RFID card into the devices that control the barrier lifting. If the ticket cannot be validated, the User will request the intervention of the parking administrator, by using the intercom located in the ticket validation device at the exit.

- a) If the User has not made the payment, in order not to hinder the car traffic, it is obliged to urgently clear the exit lane from the Parking space and act in accordance with article 2.5 above.
- b) The failure to submit the validated ticket/RFID card is treated pursuant to article 4.3 hereof, without excluding other procedures set forth under these Regulations.

2.10- Opening hours

The opening hours are indicated at the entrances to the Parking Lot. Between 8:00 and 23:00, all entrances and exits to the Parking space will be open to Users. Between 23:00 and 8:00, entry and exit will be limited to a single access/exit route established by the Administrator, which will be properly signalled for Users.

Depending on the degree of occupancy of the parking places or other exceptional cases, the Administrator of the Shopping Centre may temporarily restrict access to the Parking lot.

ARTICLE 3 - VEHICLE CIRCULATION INSIDE THE PARKING

3.1. The parking lot of the Shopping Centre has a public road traffic regime, applying the traffic rules laid down by the Emergency Ordinance no. 195/2002 on traffic on public roads.

3.2- Special provisions:

- a) Driving of motor vehicles will be carried out with increased attention, in compliance with the meaning of the signboards, traffic signs, road markings;
- b) Maximum permitted height of motor vehicles is 2.10 m;



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- c) Parking lot users have the obligation to park their motor vehicles in the places marked accordingly so that they occupy a single parking space, without preventing the use of neighbouring parking spaces;
- d) The maximum authorized speed in the parking lot is 5 Km/h, except the cases otherwise indicated;
- e) It is forbidden to park on the traffic lanes, on the places identified as reserved or on the places with a special use;
- f) The use of sound signals/horn is prohibited;

ARTICLE 4 – PARKING RATES

4.1- Price setting

The charges in force, set in line with these Regulations by the Administrator of the Shopping Centre, are imposed for time slots of 1 hour (60 minutes) and are displayed at the entrances to the Parking, on the access ways, near the payment machines, at the ParkLake Information Office situated on the ground floor of the Shopping Centre and at the Parking Dispatch Centre located on Level -1 of the Parking Lot.

The rates can be altered any time by the Administrator of the Shopping Centre, the Users being informed of it.

- a) The rate charged is **RON 4 /hour** including VAT, under the conditions described under Art. 4.2 below.
- b) The rate is set for 1-hour intervals and is not divisible, the User paying for the interval or intervals used, even if they have not elapsed.
- c) Payment is made in cash or by card, at the payment machines or at the Parking Dispatch Centre

4.2- Generally applicable free-of-charge services:

4.2.1. All Parking users benefit from **free parking for the first 2 consecutive hours of parking in a calendar day**, subject to the following rules:

- a) The free-of-charge service applies exclusively for a single entry/exit of the same motor vehicle, on the same calendar day (during the time frame 00:00 – 24:00).
- b) Starting with the 3rd consecutive hour of parking, the rate is RON 4/hour.
- c) Save the situations provided under Art. 4.3.1, 4.3.2 and 4.3.3. below, starting with the second entry of the same motor vehicle into the Parking lot, on the same calendar day, between 00:00 and 24:00, the rate applied is RON 4/hour starting with the first hour of parking.

4.2.2. People with disabilities benefit from free parking in specially designated places;

- a) Free validation can be performed either at the Parking Dispatch Centre situated on Level - 1 of the Parking Lot (colour RED, J 01) or at the Information Office situated on the ground floor of the Shopping Centre, by submitting the disability certificate.

4.3. Free-of-charge services for Carrefour and Cinema City customers:



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4.3.1. In addition to the free-of-charge service provided in Art. 4.2 above, Users who submit a **tax receipt for purchases with a minimum value of RON 100 (VAT included), issued on the respective day by the Carrefour store situated within the Shopping Centre**, benefit from parking free of charge for 2 consecutive hours.

- a) Starting with the 3rd consecutive parking hour, the rate is RON 4/hour.
- b) Validation of the parking ticket can be performed and the free parking may be obtained at the Parking Dispatch Centre located on Level -1 of the parking lot (colour RED, J 01), at the Information Office situated on the Ground Floor of the Shopping Centre or at the specially designated place of the Carrefour store, situated at Level -2 of the Shopping Centre.

4.3.2. In addition to the free-of-charge parking provided under Art. 4.2 above, Users who lodge a **tax receipt attesting purchases of a minimum value of RON 150 (VAT included), issued on the respective day by the Carrefour store within the Shopping Centre**, benefit from free-of-charge parking for 3 consecutive hours.

- a) Starting with the 4th consecutive parking hour, the rate is RON 4/hour.
- b) Validation of the parking ticket can be performed and the free parking may be obtained at the Parking Dispatch Centre located on Level -1 of the parking lot (colour RED, J 01), at the Information Office situated on the Ground Floor of the Shopping Centre or at the specially designated place of the Carrefour store, situated at Level -2 of the Shopping Centre

4.3.3. In addition to the free-of-charge service provided under Art. 4.2 above, Users who **purchase a ticket to the cinema, issued by Cinema City ParkLake** for that day, benefit from free parking for 3 consecutive hours.

- a) Starting with the 4th consecutive parking hour, the rate is **RON 4/hour**.
- b) Validation of the parking ticket can be performed and the free parking may be obtained at the Parking Dispatch Centre located on Level -1 of the parking lot (colour RED, J 01), at the Information Office situated on the Ground Floor of the Shopping Centre or at the specially designated place of Cinema City ParkLake, situated at Level 1 of the Shopping Centre

4.3.4. The free-of-charge services provided under Art. 4.3.1, 4.3.2 and 4.3.3 above cannot be cumulated during a single visit. If more than one free-of-charge service is applicable during a single visit, the highest gratuitousness will apply.

4.4- Loss, destruction or damage of the parking ticket

In case of loss, destruction or damage of the parking ticket, a copy of it may be issued for the amount of RON 50. In such case, the user is obliged to request the issuance of a copy by the Parking Dispatch Centre located on Level -1 of the Parking Lot (RED/ROSU area, J 01). The user will pay the parking price for the time elapsed as from the date when the motor vehicle entered the Parking Lot or if the information related to the entry of the motor vehicle cannot be identified, the user is obliged to pay the parking fee for a 24-hour parking, with the implementation of the provisions of Art. 4.2 and 4.3 laid down above.



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ARTICLE 5 - USE OF THE PARKING LOT

5.1- The Parking Lot is exclusively intended for the parking of motor vehicles.

5.2- **The following actions are strictly prohibited within the Shopping Centre Parking Lot:**

- a) Washing the motor vehicles and carrying out their maintenance operations, except in the places designated for this purpose (car washes), provided that they are authorized by the Administrator;
- b) Repair of motor vehicles, except for situations where this is indispensable for the removal/towing of the vehicle from the Parking Space or in case of failures that require minor repairs for operation and are authorized by the Administrator. The damaged motor vehicles inside the Parking lot will be towed/removed at the expense of the User;
- c) Any transaction, negotiation, sale, advertising action, display and distribution of leaflets or any other form of advertising, except when these actions are organized or approved by the Administrator;
- d) The use by pedestrians of the entrance and exit ramps or the lanes of motor vehicles, except in cases where these actions are organized or approved by the Administrator;
- e) Access of motor vehicles equipped with LPG systems or vehicles with a trailer;
- f) Access of electric scooters and bicycles;
- g) Parking spaces for disabled persons will be used only by motor vehicles that have displayed the identification card in compliance with Art. 65 of Act no. 448/2006 on the protection and promotion of the rights of disabled persons;
- h) Parking with engine running. After performing the parking manoeuvres, the Users have the obligation to switch off the motor vehicles for the entire duration of the parking;
- i) Introducing explosive substances or flammable materials into the Parking Lot;
- j) Storage of objects of any kind in the Parking Space, except the waste that can be deposited in the installed trash cans;
- k) Smoking or any activity that may lead to the smoke/toxic substances leakage or to the start of a fire;
- l) The use of electrical outlets and, as a general rule, the existing electrical facilities in the Parking lot, except for the electrical charging stations for electric vehicles.

5.3 – Users of the Parking Space undertake:

- a) Not to leave minors unattended in the Parking lot or in parked motor vehicles;
- b) Not to leave animals unattended in the Parking lot or in parked motor vehicles;
- c) Not to use the Parking for dangerous, illegal, immoral or begging activities;
- d) Not to organize any kind of political assemblies, public events, strikes, shows or other commercial activities in the Parking Space;



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- e) Not to camp in the Parking Space and not to organize picnics, sports activities or other recreational activities;
- f) Not to undertake actions that could cause disruption of public order, that could generate damage or inconvenience, both to the parking lot and to its users;
- g) Not to store dangerous substances in motor vehicles;
- h) To comply with the provisions of the law in force that regulates traffic on public roads;
- i) To make sure that the motor vehicles are locked and secured and not to leave valuables inside the vehicles, the Owner and the Administrator not being held liable in any way for their safety;

ARTICLE 6 - ABUSIVE CONDUCT

6.1- Types of abusive conduct of Users within the Shopping Centre Parking lot:

- a) Illegal parking: A motor vehicle is deemed to be illegally parked if it is parked in the Parking lot for a period longer than 5 calendar days, without the respective User paying the tariff owed for this timespan;
- b) Stopping or parking vehicles in the restricted areas of the Parking (for instance: on the access road, in the evacuation areas, etc.);
- c) Violations of the Traffic Rules;
- d) Fraud or attempted fraud as regards the Parking payment;
- e) Damage inflicted on the Parking or the facilities related to the Parking;
- f) Repeated breach of the provisions of these Regulations and in particular of the provisions of Art. 5 above;

6.2- Sanctions for abusive conduct:

- a) Cases of abusive conduct can be sanctioned by the Administrator by restricting the access to the Parking of the respective motor vehicle;
- b) Violations of the Traffic Rules can be reported to the Bucharest Traffic Police Brigade;
- c) In situations when it becomes necessary and/or mandatory from a legal point of view, the Administrator will file a criminal complaint, in compliance with the legal provisions in force;

6.3- Should it be possible, Motor Vehicle Users will be notified of the abusive conduct by means of a notice, displayed on the motor vehicle windshield, setting out the data related to the infringement committed and its consequences.

ARTICLE 7 - SAFETY ASPECTS

7.1- Emergency situations and other types of incidents



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In emergency situations or in the event of any type of incident (fire, power failure, ventilation failure, etc.), Users must respect and comply with the general safety rules displayed in the Parking Space, as well as the directives set forth by the Administrator and/or security/fire services.

7.2- It is forbidden to stop or park vehicles in the restricted areas of the Parking (for instance: on the access road, in the evacuation areas, etc.).

7.3- The Parking Lot benefits from video surveillance, the system having the exclusive purpose of monitoring traffic flows, the recordings not being available to the public or third parties, except in situations expressly provided by law. The Information Note for the processing of personal data regarding CCTV video surveillance is available on the Shopping Centre website – <https://www.parklake.ro/>, at the Information Office located on the Ground Floor of the Shopping Centre or by sending a written request at the address: Bucharest, Sector 3, 4 Liviu Rebreanu Avenue, Parklake Shopping Centre, 2nd floor.

7.4- The users of the Parking Lot are obliged to comply with the instructions of the Administrator, the security personnel or the firemen, should the need arise.

7.5- The security staff of the Shopping Centre has no duties/obligations regarding the safety of vehicles parked in the Parking Space.

ARTICLE 8 – USER’S LIABILITY

8.1- General Principles

- a) The use of the Parking fall under the Users’ exclusive responsibility, in line with the law in force;
- b) Users at fault are liable for accidents and damage caused by negligence or any other cause, including as a result of having breached these Regulations;
- c) In the absence of a contrary provision, the Administrator or the Owner cannot be held responsible for the immediate or subsequent direct or indirect consequence of non-compliance with these Parking Regulations by its users or by third parties accessing the parking lot;

8.2- Notification of damage

Users who cause damage to other vehicles or parking facilities are obliged to notify the Administrator as soon as possible, through the security staff, directly to the Parking Dispatch Centre located on Level -1, Red, J01 or to the Information Office situated on the ground floor of the Shopping Centre.

8.3- Blockages

In the case of an accidental blocking of a motor vehicle on a traffic lane in the Parking lot, the User is obliged to take all measures to clear the roadway for motor vehicles and to avoid the risk of accidents.



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8.4- Exemption from liability of the Administrator/Owner

8.4.1 - The rights granted by paying the parking ticket are rights to temporary use of the Parking and not rights to benefit from a guarantee or deposit rights. The Parking Lot operates, for the purpose of civil liability, as an extension of public roads, the access control system being intended only for measuring, collecting and charging the effective parking time of each motor vehicle.

8.4.2 - Parking is performed upon the liability and risk of the motor vehicles Users.

8.4.3 - The Owner and/or Administrator of the Parking lot is not liable for thefts of and from the motor vehicles or other types of crimes, which may be perpetrated during the use of the Parking.

8.4.4 - The Owner and/or Administrator of the Parking lot is not liable for damage caused to persons, animals or objects that are in the parking lot or on the access roads, regardless of the mentioned damage, in case of infringement of these Regulations or in case of incorrect use of the Parking Space facilities or abusive conduct of the Users.

8.4.5 - The Owner and/or Administrator of the Parking lot is not responsible for damage caused to third parties by other Users.

ARTICLE 9 - COMPLAINTS

9.1- Complaints, comments and suggestions regarding the operation of the Parking lot may be addressed, in writing, to the Administrator, to the attention of Customer Service, using the e-mail address contact@parklake.ro or to the address: Centrul Comercial ParkLake - Bvd. Liviu Rebreanu 4, Sector 3, Bucharest

9.2- Register of complaints and referrals

Complaints may also be entered in the Register of Complaints of the Parking Space.

ARTICLE 10 - OTHER PROVISIONS

10.1- For all situations that are not expressly regulated by these Regulations, the rules provided in the national law in force will apply.

10.2- The Owner and/or the Administrator reserves the right to amend these Regulations or alter the parking rates at any time, without being necessary a prior notice, being sufficient to inform the Users through the available channels.

10.3- These Regulations and/or extracts of it will be posted in visible places within the Parking space and within the Shopping Centre.



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