



Traffic and operating rules of industrial area E IMMO, a.s.

situated on Trenčianska no. 19, Nová Dubnica

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Approved by: Board of directors of EIMMO a.s.

E IMMO a.s.
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Oudiel: Sa vložka č. 10255/9

1. Industrial area is open during working days 5:00 – 22:30 hod. During the other times is industrial area closed and the entrance is possible only by the employee card or chip. Entrance chip or employee card is recorded in evidence of the administrator. Industrial area management provide recording the employee card or entrance chip to open the main areal gate during the non-open hour on the basis of the requirements responsible workers of the tenants.
2. Industrial area EIMMO situated on Trenčianska street no. 19 is open to all employees, business partners, suppliers or visitors during the opening hours without any control or evidence. The rules of safe movement of vehicles, pedestrians and users of other means of transport inside the area are showed on the information board before the entrance and these are binding for every driver, pedestrian and user of other means of transport. It is assumed that all visitors or users of inner areal roads are familiar with all rules showed on the information board before the entrance. Despite of this we recommend that all tenants inform all employees regularly.
3. This Traffic and operating rules of industrial area was distributed to all tenants in order to inform all employees, moreover it is published on the web page of the Lessor: www.eimmo.sk, section documentation.
4. Only vehicles in good technical conditions with valid STK and EK check are allowed to enter the industrial area. Owner of the vehicle is responsible for not leaking any oil, fuel or other substances which can dirt the surface or damage environment. Owner of the industrial area has a right to not allow the entre the vehicles which do not meet conditions mentioned above. In case of pollution or contamination of parking area or the road, the user is obliged to bring the road or parking area on the same state on his own costs. If he does not do so without delay, even after a written request of the owner of the area, the entrance of such person will be prevented without the right for compensation.
5. Damage of the vegetation, roads or parking spaces must be compensated by the person or the company, which the damage cause. The damage will be compensated by bringing the damaged thing in original state. If the damaged will not be compensated by the person who cause that damage, it would be done by the administrator of the industrial area and all costs will be invoiced (charged) to the person or organisation which cause such damage.
6. Entrance of the industrial area is on own risk. It is highly recommended for persons or vehicles entering the industrial area to be insured for common risks which can be caused by their move in the industrial area. Owner of the industrial area is not responsible for any property or health damages of the entering persons in the industrial area.
7. Speed limit in whole industrial area is 20 km/h
8. Trucks, handling vehicles, forklifts, cranes, transport equipment, lifting equipment or similar vehicles or mechanisms always has a right of way in all roads, crossroads, or parking spaces in whole industrial area.

9. Owner of the industrial area is not responsible for the car theft or the theft of the personal things from the car
10. Parking areas nor the parking lots are not marked. Employees and visitors can park only on the empty parking lot. Marked parking lots are only for disabled and this parking sign will be installed after the written requirement of the employer resp. tenant.
11. Area between the buildings VMB and Edilan serves as a handling area. During the receiving or expedition of goods to the buildings of Edilan or VMB can be cars parked in this area blocked by the suppliers. Because of this fact we recommend to use this parking places by the employees of ZTS Elektronika or the owner of the area in order to quick contact the owner of the blocked car.
12. It is prohibited to park cars on the edge of the roads, on the sidewalks, fire access roads, in front of the building entrance, access roads to the gas station and other areas where the car can block access of the trucks handling equipment, ambulance, fire brigade etc.
13. In case of natural disasters, fire, etc. Pedestrians have absolute priority when moving on roads, to safely reach designated assembly points. Drivers then follow the instructions of the rescue services or persons designated for this purpose.
14. Storage of pallets, materials, goods etc. are allowed only on marked areas.
Storage of dangerous substances is allowed only with all certificates and approvals of needed authority and on the marked areas prepared for the storage of such a substances. Emergency situations manage owner of these substances and user of the area where the substances are storage according the emergency plan and relevant standards.
15. Smoking is allowed only on the marked area for smoking.
16. Making photos or videos are allowed only with consent and according the document elaborated by the owner of the industrial area. (published on web page www.eimmo.sk)
17. Rules for bicycles:
 - a) Parking of bicycles are allowed only on marked areas.
 - b) Owner of the industrial area is not responsible for the damage of the bicycle or for the bicycle theft
 - c) The owner of the industrial area is also not responsible for damage to the property and health of persons on the bicycle or other persons in the premises, which could be caused by the movement or parking of the bicycle.
 - d) Persons with bicycles are obliged to move in the industrial area with respect to pedestrians and they must respect the priority of the trucks, forklifts, transport equipment etc. The rules of priority mean of transport mentioned in point 8 is also valid for the cyclists.

18. All persons which enter the industrial area are obliged to keep these rules. If they do not respect these rules, this person can be expelled and next entrance can be rejected without the right for compensation.