

These car parking rules have been drafted to clarify parking arrangements for residents' and their visitors' vehicles in the parking areas at Wartalo Kodit's buildings. The rules apply to paid parking spots with outlets for heating, guest parking spots, and other parking arrangements on each property's parking area.

Wartalo Kodit's tenants agree to these rules when they sign a rental agreement with Wartalo Kodit oy. Furthermore, each holder of an outlet-fitted parking spot agrees to the rules specific to parking spots with outlets on Wartalo Kodit's properties when they reserve a parking spot with an outlet.

### **1. Reserving a Parking Spot with an Outlet**

- 1.1. Residents can view and reserve outlet-fitted parking spots and enter a waiting list on the Wartalo Kodit website. Reservations and waiting list entries are also available at the customer service, in person or by phone.
- 1.2. If there are vacant parking spots with outlets in the building's parking area, a resident can also reserve a spot for their second car. Any reservation for a second parking spot will be cancelled if another resident is without an outlet-fitted parking spot and needs one for their primary vehicle (which is in traffic use).

### **2. Outlet-Fitted Spots' User Fees and Payments**

- 2.1. The holder of a parking spot agrees to pay a user fee for their reserved, outlet-fitted parking spot monthly with their apartment's rent payment. If the parking spot holder does not live in a Wartalo Kodit apartment, the payment is handled separately.
- 2.2. User fees will be charged in full when a reservation begins before the 15th day of the present month. If a reservation begins on or after the 15th day, user fees will not be charged until the next month.
- 2.3. Wartalo Kodit oy reserves the right to revise user fees annually. Holders will be notified of user fee revisions primarily in their apartment's rent revision notification.

### **3. Car Heating Outlet Keys**

- 3.1. When Wartalo Kodit accepts a reservation for an outlet-fitted parking spot, the holder shall receive these rules and a key.
- 3.2. The holder agrees to return the outlet box key when they terminate their rental agreement or relinquish their parking spot. If the key is not returned, Wartalo Kodit has the right to collect a fee for the missing key according to the compensation price list in effect at the time.

### **4. The Use of Parking Areas and Outlet-Fitted Spots**

- 4.1. Each outlet-fitted parking spot shall only be used for a vehicle that belongs to the holder or their family member and that is officially in traffic use. Short-term guest parking is allowed with the resident's/holder's permission.
- 4.2. Outlet-fitted parking spots shall only be used to park vehicles that fit in the parking spot without (unreasonably) hindering the use of adjacent parking spots. Any vehicles that are not in traffic use shall be removed from a parking spot and the building's parking area when Wartalo Kodit requests the removal. Any costs resulting from a vehicle removal shall be covered by the holder of the outlet-fitted parking spot when a vehicle is removed from the spot and by the vehicle's owner/holder when a vehicle is removed from the general parking area.
- 4.3. Vehicles shall be parked according to general tidiness, Wartalo Kodit's bylaws, and any other instructions or regulations given by Wartalo Kodit to keep order.

- 4.4. Wartalo Kodit oy shall not be held liable for any vandalism or damage to a vehicle or hindrance to parking spot use unless it is deliberately or negligently caused by Wartalo Kodit.
- 4.5. Wartalo Kodit's parking areas do not have camera surveillance.

## **5. Keeping Trailers etc. at the Property's Parking Area**

- 5.1. Trailers can be kept on a vacant area in the building's parking area in a manner that does not hinder caretaking or the parking of other vehicles in traffic use.
- 5.2. Outlet-fitted parking spots can be reserved for trailers if the building has vacant spots. The normal user fee will be charged for the parking spot.
- 5.3. Because outlet-fitted parking spots are primarily meant for motorized vehicles, another resident needing a spot for their vehicle will take priority over trailer parking, and they will be given the spot upon their request.

## **6. Guest Parking in the Building's Parking Area**

- 6.1. Parking spots marked as guest spots are meant for the short-term parking of visitors' vehicles.
- 6.2. Residents' vehicles or trailers shall not be parked in guest parking spots.

## **7. Parking Areas' Winter Maintenance**

- 7.1. Wartalo Kodit oy takes care of snow removal and gravel spreading in the parking areas in winter. When possible, hard-packed snow will also be removed from parking areas and spots, one large area at a time.
- 7.2. The winter upkeep of individual outlet-fitted parking spots is each spot holder's responsibility.

## **8. Other Regulations**

- 8.1. Car heating elements up to 1,000 W are allowed. It is forbidden to use a car interior heater.
- 8.2. All heating elements and cables used in the parking area need to be Tukes-approved.
- 8.3. Do not leave your cable plugged in to the outlet, and always lock your outlet box.
- 8.4. Outlet-fitted parking spots are primarily meant for preheating vehicle engines before starting, and it is forbidden to plug in a mobile home or another vehicle or device for any other purpose than engine preheating.
- 8.5. The charging of electric vehicles or other battery-powered vehicles is not allowed.
- 8.6. Any damage or harm caused by the misuse of an outlet-fitted parking spot is the spot holder's responsibility.
- 8.7. Wartalo Kodit reserves the right to disconnect the power from the outlet-fitted parking spots outside the cold months during which engine preheating is necessary.

## **9. Rule Breaking**

- 9.1. If a holder of an outlet-fitted parking spot neglects their user fee payment or breaks any other rule, Wartalo Kodit has the right, following a warning and without hearing the holder's case, to prevent the use of the outlet-fitted parking spot and to cancel its reservation.
- 9.2. Wartalo Kodit also reserves the right, after giving a notice, to remove a vehicle from their building's parking area.

Wartalo Kodit reserves the right to revise these rules.