

The Tides

Strata Plan BCS 1961
300 / 400 / 500 Klahanie Drive
Port Moody, B.C. V3H 1L1

NOTICE

Parking Passes will be issued upon receipt of the completed & signed information request below.

Please Note: Any breach of the Parking Regulations will be subject to fines and / or towing at the Owner's expense.

Strata Information Request to be Completed by the Owner

Owner's Name(s): _____

Is Your Unit a Rental Unit? Yes No

Contact Number: _____ Email Address*: _____

Unit / Building: _____ Strata Lot: _____

Parking Space(s) Number: _____ License Plate(s): _____

Storage locker Number: _____

Fire Alarm Procedures:

All Residents must vacate the building when the fire alarm is activated, you may only re-enter the building when directed by the fire department.

If you have a disability and require aid exiting the building during a fire alarm, please indicate your requirements below:

The following Committees require volunteers to participate on. If you would like to volunteer your time on one of the Committees, please indicate below:

Landscape & Recycling

Fire & Safety

Maintenance

Security

Social

I have read and fully understand the Rules and procedures outlined in the following documents:

- Parking Rules and Parking Pass Use
- Amenities Room Rules
- Fire Alarm Procedures
- Wash-Bay Rules

By signing below I acknowledge and agree to my obligation to ensure that I comply with the above rules.

Owner Signature

Date

Name (Please Print)

Unit / Building

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Wash Bay Rules

1. Use of the wash bay shall be limited to 30 minutes at a time.
2. When using the wash bay, a vehicle must be parked entirely in the wash bay area. No vehicle shall be parked outside of the wash bay, or in a manner that obstructs traffic while being washed.
3. A user of the wash bay is responsible for hosing down and cleaning up of any dirt, debris, or soap left in the wash bay area once they are finished using it. A user is also responsible for putting the wash hose back in a proper manner.
4. The wash bay shall not be used as a regular parking stall. Persons who park in this stall may be subject to towing.

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Amenities Room Rules

1. The hours of operation for the Amenities Room shall be 9 a.m. to 10 p.m., 7 days a week.
2. No user shall use the Amenities Room in a way that:
 - (a) causes a nuisance or hazard to another person,
 - (b) causes unreasonable noise,
 - (c) unreasonably interferes with the rights of other persons to use and enjoy the room, or
 - (d) is illegal.
3. An Owner must be in attendance at the Amenities Room when Visitors are present, unless approved by the Strata Council in advance. As well, no one under the age of **12** is to be left unattended in the Amenities Room at any time.
4. An Owner is responsible for the conduct of any Guests using the room.
5. Should an Owner or Visitor under the Owner's supervision damage the Amenities Room, the Owner will be responsible for the cost of repair.
6. Unless the Amenities Room has been booked, the use of the facilities is on a first come, first serve basis. Owners wishing exclusive use of the Amenities Room must book the room with the Caretaker.
7. Users must clean up and put away any equipment used while in the Amenities Room.
8. No person shall leave any exterior or interior door open for extended periods for security and noise transmission. Exterior doors are alarmed and will sound if the door is left open.
9. The Amenities Room shall be monitored by video surveillance at all times.
10. Anyone found to be using the Amenities Room in contravention of these Rules may be denied access to the Amenities Room as per section 134 of the *Strata Property Act*.
11. The door to the Meeting Room will be locked and only available if the Amenity Room is rented.
12. No liquor is permitted, unless a license has been submitted to Council for approval.

- Rule #11 & #12 added at the May 5th, 2008 Council Meeting – ratified at the November 19, 2008 AGM

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Parking Rules & Parking Pass Use

1. Parking is restricted to a car(s), a regular sized van, SUV, a regular sized truck, or motorcycle(s).
2. A Resident or Visitor must not store unlicensed or uninsured vehicles on the common, limited common property or land that is a common asset.
3. A Resident's vehicle must clearly display proof of valid insurance on the vehicle.
4. A Resident must park only in parking stall assigned to a Strata Lot and must not park in Visitor Parking Stalls at any time.
5. A Resident or Visitor must not permit a vehicle to be parked or left unattended in a manner that interferes with parking stalls, fire or access lanes or no parking zones. A Resident or Visitor parked in violation of this Rule may be subject to removal by a towing company authorized by Council, and all costs associated with such removal will be changes to the Owners of the Strata Lot.
6. A Resident or Visitor must not use any parking area as a storage area or work area for carpentry, renovations, repairs (including, but not limited to, sawing, drilling and the use of any adhesive or hardening compounds) or work on vehicles involving any automotive fluids or paints, motor tune ups or mechanical repairs.
7. No vehicles may be locked to, attached to or parked against (i.e. touching) common property, limited common property or common asset.
8. A Resident or Visitor must ensure that measures are taken to prevent drips of oil, gasoline, or other fluids from vehicles from marking, staining, or damaging common property, limited common property or land that is a common asset. Oil / liquid absorbing mats are available for purchase at local automotive supply stores. An Owner, Tenant or Occupant is responsible for all clean up of their parking stall as well as the purchasing of mats. If the Strata Corporation must clean up oil / fluids in a parking stall or repair the stall because of damage caused by fluids. The costs will be levied against the individual Strata Lot Owner. The use of cardboard is not permitted as a fluid absorbing method as cardboard is a flammable material that can be a fire hazard.

9. Visitor vehicles that will be remaining overnight, 11:00 p.m. to 8:00 a.m., must clearly display on the dash a Visitor Pass when in Visitor Parking Stalls. One vehicle per Strata Lot may stay overnight at one time. A Visitor may stay a maximum of three nights a week, a week being Sunday to Saturday. If a longer stay is required, a written request to Strata Council for an exemption must be made, as per Section 12 of the Parking Rules. Replacement cost of a Visitor Pass is \$25. All Parking Passes remain with the Strata Lot on sale of the Strata Lot. Visitors in violation will be towed by the Strata Council.
10. The definition of a Visitor for this Parking Rule is a person who is not affiliated with the Strata Corporation as an Owner, Tenant or Occupant.
11. The vehicles in the Visitor Parking Stalls will be monitored. Vehicles that are routinely or continuously parked greater than 3 nights a week will no longer be considered Visitors and are subject to towing at the vehicle Owner's expense without warning.
12. Owners, Tenants or Occupants must request in writing and in advance, an exemption for Visitors planning on staying more than 3 consecutive nights in a Visitor Parking Stall. Strata Council may consider approving an extension to the 3 night period upon receiving a written request at least 2 weeks prior to the date of the requested extension. The request must include the dates which the Visitor will need to be occupying a Visitor Parking Stall. Upon approval, an Extended Parking Pass (pink in colour) will be issued. The Extended Parking Pass must be clearly displayed for the duration of the stay. A replacement cost of \$25.00 will be levied if the Parking Pass is not returned to the Strata.

- December 2, 2010 AGM
 - Parking Rule #9 amended

**THE TIDES AT KLAHANIE
STRATA CORPORATION BCS 1961**

APPLICATION FOR EXCLUSIVE USE OF GUEST SUITE

Owner's Name: _____ Phone #: _____

Address: _____

Date(s) Requested: _____

Rental Fee of \$50.00 per night: _____

Administration / Cleaning Fee of \$35.00 for every 4 nights of rental: _____

Rental Deposit - \$100.00: _____

Number of Guests: _____

****Notify as soon as possible in the event of cancellation. Cancellations more than 7 days in advance will result in a full refund of Rental Deposit. Cancellations less than 7 days but more than 48 hours will result in a 50% loss of Rental Deposit. Cancellations less than 48 hours in advance will result in a full loss of the Rental Deposit. ****

In using the Guest Suite, I agree to take responsibility for my guests _____ and to the following terms and conditions:

1. The condition of the suite and the conduct of the guests are the sole responsibility of the Owner.
2. Maximum length of stay is 7 consecutive days.
3. A rental fee: \$50.00 per night plus a \$35.00 administration / cleaning for every 4 nights of rental is payable in full at time of booking.
4. Check in time after 2:00 p.m. – check out time before 11:00 a.m.
5. Noting existing condition of guest suite by completing the attached check list before and after use.
6. No person under the age of **19** is to be left unattended in the Guest Suite at any time.
7. **No pets, no smoking, no cooking** are permitted in the Guest Suite.
8. Compliance by guests with all Bylaws, Rules and Regulations of The Tides is expected. **NOTE: Zero tolerance for noise. Restrictions will be enforced.**
9. Owners are responsible for providing their guest(s) with a copy of any or all Bylaws, Rules and Regulations.
10. Failure to comply with the Bylaws, Rules and Regulations may result in a revoke of the booking and future rental privileges.

I have read and agree to comply with and have informed my guest(s) of all the Bylaws, Rules and Regulations of the Guest Suite.

Date: _____

Owner's Signature

Resident Caretaker's Signature

**THE TIDES AT KLAHANIE
STRATA CORPORATION BCS 1961**

CLEANING / DAMAGE CHECK LIST FOR GUEST SUITE

	Condition at Check-In	Condition at Check-Out
Carpet		
Walls		
Windows (inside)		
Doors		
Furniture		
Washroom		
Existing Damages		
Other		

COMMENTS:

I AGREE WITH THE AMOUNT OF \$_____ TO BE DEDUCTED FROM THE DAMAGE DEPOSIT AND WILL PAY FOR ANY EXCESS AMOUNT AS A RESULT OF ANY DAMAGES CAUSED DURING OCCUPANCY.

Owner's Signature

Guest Signature

Resident Caretaker's Signature

Date: _____

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General Rules

1. Realtor signs are not permitted to be posted on common property or limited common property. This Rule applies to all three buildings, 300, 400, and 500 Klahanie Drive.
2. A \$50 cash deposit will be required when moving in or out. When the elevator key is returned to the Resident Caretaker, the \$50 deposit will be returned.
3. Christmas Lights and decorations are permitted on balconies and patios from November 1st to January 15th.
4. Door mats of any type of material or size are not permitted outside the front door of suites.
5. Tire Racks
 - There are 6 spots (#1, #2, #3, #4, #5, #6) available on the tire rack in the bike storage room.
 - A list of units storing tires on the rack will be kept.
 - If you wish to use a spot, a written request to the strata corporation will be required.
 - You must purchase your own lock.
 - If there are no spots available, a waiting list will be kept with the management company.
 - If your spot is empty longer than 60 days, the next unit on the waiting list will be notified.
 - If you move out or no longer need to store your tires, you must notify the management company.
6. *Effective immediately and until further notice, all Owners and Realtors are not permitted to schedule Open House viewings for the sale of a strata lot for Strata Plan BCS 1961. Please schedule all viewings by appointment only and a limit of no more than 2 persons together with their realtor for each appointment. **

- November 19, 2008 AGM
 - Rule #1 added
- December 2, 2010 AGM
 - Rule #2 added
- Rule #3 added at Council Meeting on July 16, 2014 – ratified at January 21, 2015 AGM
- Rule #4 added at Council Meeting on May 3, 2017 – ratified at February 7, 2018 AGM
- Rule #5 added at Council Meeting on July 5, 2017 – ratified at February 7, 2018 AGM

* *Rule #6 added at Council Meeting on April 8, 2020 – to be ratified at next AGM*