

**THE GROVE
STRATA PLAN BCS 3066**

The following Rules shall be complied with at all times. These rules are put in place to govern the use, safety and condition of the common property and common assets and the safety of the complex, for the benefit of all residents.

Failure to observe these Rules may result in a fine.

It is imperative that owners and tenants familiarize themselves with the Bylaws and Rules of the Strata Corporation; non-compliance will result in fines being charged to your Unit.

A) USE OF THE STRATA LOT:

1. The Strata Lot shall be used exclusively as a private dwelling home for one family which may include a live-in attendant.
2. No Strata Lot shall be used for any home-based business involving visiting the strata lot or in any purpose, which may be illegal or injurious to the reputation of the building or its owners.

B) SECURITY:

1. When entering the building, DO NOT hold the door open for a person behind you, unless you are sure that person is a resident. Tell anyone unfamiliar to you that they must use a key fob or the Enterphone to gain entry. BE FIRM. This is crucial to the security of the building and should not be seen as being rude.
2. Do not admit canvassers, solicitors or advertisers into the building for any reason or excuse. Door to door salespeople should be reported to the property manager and if you feel comfortable ask them to leave the premises.
3. Be certain you know who is calling you on your enterphone.
4. When entering or exiting the parkade, drivers MUST stop and wait for the security gate to close before proceeding. Do not allow another vehicle to follow you in or out.
5. Lockboxes are not permitted on common property unless put in place by the Strata Corporation based on a decision by the Strata Council. (Adopted at the Council Meeting of March 17, 2014)

C) SAFETY:

1. Drivers must not travel in excess of 10km/hr (very slow) in the parkade or in the courtyard area.
2. Use of rollerblades and skateboards is prohibited in all common areas. No shopping carts are to be brought on to the premises.
3. Residents shall not keep or store highly combustible products such as gasoline anywhere on the premises.
4. Fire alarms are to be activated ONLY in the case of fire or other emergency. The cost of the Fire Department or Police response to a false alarm will be assessed to the perpetrator of the false alarm. In no circumstances are the fire extinguishers to be tampered with.
5. No cut or alive Christmas trees are permitted anywhere on the premises due to Fire Department Regulations and Insurance Company Policies.

D) DISTURBANCE OF RESIDENTS:

1. No wind chimes shall be installed on the exterior of any strata unit.
2. Balconies are not to be washed down with a hose at any time. Surface areas must be washed by hand to avoid causing a spill over the sides.
3. Any in-suite work such as floor changes, cabinet/counter work, etc. that creates noise or nuisance shall be limited to the following times:

Monday to Saturday: 8:00 am – 6:00 pm Sunday: noon – 5:00pm

4. Smoking is not permitted in any of the indoor common areas, including the elevators and lobbies. Smokers must also adhere to Provincial Law concerning smoking near entranceways. If you are to smoke on your balcony, DO NOT throw cigarette butts over the side. Not only is it littering but poses a serious fire hazard.
5. Consumption of alcohol is not permitted in any of the indoor common areas, including the elevators and lobby.
6. No owner/occupant shall do anything that will cause a safety hazard to the building and /or other residents including interfering with proper closure of fire doors by adjusting the door closure; by blocking doors open; and or

by encumbering the hallways, landings or stairways with boxes, rubbish and/or bicycle.

E) PARKING and VEHICLES

1. Residents must park in their assigned stalls. Residents may **NOT** park in the allocated visitor parking.
2. All vehicles parked at the Grove must be insured or have storage insurance including a minimum Third Party Liability to \$1 Million. All vehicles must be in full working order.
3. The lane along the courtyard is a designated fire lane. Parking in fire lanes even for a brief period is strictly prohibited by Sec 41 of the BC Fire Code. Vehicles found parked in violation of the law will be towed without notice at the owner's expense.
4. **Designated Visitor parking is for Visitors only.** Maximum time allowed is 1 – 12 hour period per day. Extended stay passes may be obtained with advance notice given to the property manager. Valid visitor passes **MUST** be visible at all times.
5. Studded tires are not to be installed on common property and must be removed prior to entering underground parking.
6. No work permitted (mechanical, carpentry, etc) to be carried out in the underground or on any common property.
7. By order of the Township of Langley Fire Department, no rugs or papers are to be placed under vehicles. In the event a parking stall needs to be cleaned for oil stains it will be at the Owner's expense.
8. No storage in the parking stalls.
9. BCS 3066 Visitor Parking Pass Rule
 - Parking pass request must be made a minimum of 48 hours in advance. Request forms are available on the Grove portal or be emailing: thegrovelangley@gmail.com
 - Passes will be issued for single visit to a maximum duration of 21 continuous days.
 - A cash deposit of \$100 is required and refunded on return of Parking Pass within 48-hours of expiry date/time.
 - Lost or not returned passes will be deleted from the system; may not be reused; and \$100 deposit is forfeit.
 - Passes may not be copied or otherwise duplicated.

- Passes must be hung from mirror with number facing outwards. Strata shall not be responsible for towing due to passes not properly displayed

F) GARBAGE

1. All household garbage shall be removed from each strata lot. Only household garbage shall be deposited in the compactor. Recyclable materials shall be deposited in the recycling containers in the garbage room. All boxes must be flattened. Unwanted larger items must be disposed away from the building; i.e.: mattresses.
2. Garbage must be placed within proper garbage bags to ensure no leaks in common areas and elevators.

G) BALCONIES

1. Balconies are not to be used for storage. Only appropriate patio furniture, 1 barbeque permitted per unit, flower baskets (non hanging and which do not protrude past the railing). Habatchi, briquette are excluded as per City of Township Langley Bylaws. It is the responsibility of the owner/tenant to make sure their balconies are kept clean and tidy at all times
2. In the event garbage may fall from a balcony, it is the responsibility for the resident to clean up immediately. Cigarette butts must **NEVER** be thrown from balconies.
3. No hooks are to be mounted to balcony ceilings or walls.
4. Christmas lights may be hung on balconies on or after November 10th and be removed no later than January 15th.
5. No shade blinds or built structures are permitted on balconies without specific permission from Council.

H) PETS

1. An Owner/Resident must keep his/her pet within his/her Strata Lot and under his/her control at all times. Pets must be kept on leashes at all times in Common areas. Pets are at no times to be kept on Common Property except when to enter or exit the premises.

2. An Owner/ Resident shall discourage their pet(s) from excessive noise at all times.
3. An Owner/tenant or guest must clean up pet droppings immediately and properly dispose of them. This includes applying a sanitizing agent to carpet flooring.
4. ANY PET THAT ATTACKS A RESIDENT, GUEST, EMPLOYEE, OR OTHER PET WILL IMMEDIATELY BE BANNED FROM THE PREMISES.

5. DOMESTIC PETS ONLY.

Any Owner/Resident who wishes to register a complaint about any pet or its owner shall do so in writing to the Council. Complaints should be specific as to the violation, dates and times, and wherever possible, contain witness verification. All pets need to be registered with the Grove Council.

I) RENTALS

4. The owner of the Strata lot must submit a “Form K” signed by the tenant upon moving into the Strata lot. Failure to provide a Form K will be subject to fines of \$50.00 per month as allowed in the bylaw.

J) MOVING IN/OUT

It will be the express responsibility of parties moving in or out to conform to the rules established for moving in or out.

1. Whenever possible, a minimum of 7 days’ notice is required to be given to the Caretaker, PRIOR to any move in/out.
2. Hours of move-ins and move-outs are restricted to between 9:00 a.m. and 12:00 noon on Sunday and Monday (Caretakers’ days off) and 9:00 a.m. to 5:00 p.m. Tuesday to Saturday. Moves must be finished by the end time indicated herein and moving after that time will receive the maximum fine as allowed in the bylaw. A maximum of 3 hours are allowed for booking of a move. Any time over 3 hours requires prior approval from Council.
3. Owners will be responsible for any Occupant in their Strata Lot moving in or out of the building and will be responsible for any damage to Common Property.
4. Elevator pads must be installed to protect elevator walls for moving.
5. The Caretaker on behalf of the Council and the moving party will make a before and after inspection of the area through which the moving will take

place. If damage has occurred as a result of that move, the cost of repairs related shall be assessed to the individual Strata Lot Owner in addition to the move-in/move-out fee.

6. During the move, all lobby doors must remain closed and locked when unattended.
7. Residents and Owners are reminded to contact the Caretaker in advance for the lock up of the elevator for moving of single item or furniture.
8. Non-refundable fee of \$100 and refundable \$200 deposit are applied.
9. A “change of occupancy” fee in the amount of \$100 will be charge to every unit wherein the occupant/tenant changes. (Ratified at January 2014 AGM)
10. On approval by Council, moving containers may be placed, for a maximum 48 hours, in a place designated by the Strata Council. A\$500 refundable damage deposit is required in addition to the refundable \$200 move in deposit.

K. STRATA LOT ENTRY SYSTEMS

Electronic keyless entry systems are permitted provided that:

- They are mounted only on and do not extend beyond the exterior Escutcheon plate (metal cover plate);
- They are satin silver or satin nickel in colour;