STRATA PLAN LMS 2446
SPACE
RULES

BICYCLES

Bicycles are not permitted above parking level and must be stored in designated areas.

Bicycles are not to be taken into the building, or through common areas within the building.

PARKING

A resident shall use only the parking stall(s) assigned to his or her strata lot, save and except for private arrangements with other owners for the use of parking stall(s) assigned to such other owner. Assigned stalls shall not be leased or rented to a non-resident of LMS 2446.

No major repairs or adjustments shall be made to motor vehicles on common property or limited common property.

No vehicle shall be parked in the driveways or on the sidewalks on common property. Any unattended vehicle left in these areas will be subject to immediate removal at the owner's risk and expense.

Residents may not park in the visitor parking areas.

No items are to be stored in parking stalls.

Oil leaks and exhaust pollution stains are the responsibility of the owners and must be cleaned up from the owner's parking stall(s). After due notice, the charge per clean up of oil spills which are deemed to be excessive, will be charged against the strata lot.

TURN-ABOUT PARKING

Parking in the turn-about located in front of the East entrance to the building will be limited to a maximum of 15 minutes provided the vehicles do not obstruct traffic through the turn-about.

Vehicles will be towed without warning at the owner's expense if left longer than 15 minutes or are blocking traffic.

SPEED

The maximum speed of 8 kph shall apply within the Common Property.

SECURITY

No one shall leave open or unlocked any outside entrance or exterior fire exit unless they are in constant supervision or that entrance/exit.

No one shall let another person into the building by way of the enterphone or when entering or exiting themselves unless that person is known to them. Trades people and delivery persons are to be let into the building only by the owner contracting the service.

Residents should report to the police and a member of Council any suspicious persons seen around the building or common area. (Police 911).

All keys to locks on common property are common property and may be made and issued only with the authority of the Strata Council.

All common area keys lost or stolen shall be reported to the Council.

Automatic garage door openers are not to be left in a vehicle.

CHRISTMAS LIGHTS

Christmas lights are allowed to be placed on the exterior of their unit from December 1st to January 15th. Power source to be that of the unit owner.

SIGNAGE IN COMMON AREAS

Notices from Owners/Residents can be posted **ONLY** on the bulletin board in the lobby.

Only Owners/Residents of Space are allowed to post notices.

Notices must include the identity of the individual posting same. All other notes will be removed.

BUILDING ACCESS CARDS

a. Three building access cards will be provided to each unit.

b. Additional cards will be $25.00 per card.
A formal request to Strata Council explaining why more than three cards are required will need approval by Strata Council.

c. **Lost - Stolen Cards**

There will be a $25.00 charge to replace lost or stolen cards.

VISITOR PARKING

a. Visitor parking stalls are for visitors only. Owners/residents shall not park their vehicles in the visitor parking stalls.

b. Parking in the visitor parking stalls will be restricted to the hours of 8:00 am to 3:00 am. No overnight parking permitted after 3:00 am. Vehicles parked in the visitor's stalls after 3:00 am will be towed without warning.

c. Vehicles found in contravention of the visitor parking rules will be towed at the owner's expense.

LOUNGE RULES

1. Access to the Lounge is 8:00 am to 12:00 pm.

2. The Lounge is solely for the use of the strata lot owners and their guests. Owners must accompany their guests at all times.

3. Call the Resident Manager @ 688-1177 to book the room for private functions.

4. The rental fee per day or evening shall be $200.00 paid in advance, in cash including a refundable damage deposit of $175.00.

5. The owner who arranges the booking must be in attendance at all times.

6. Music is allowed, provided it does not cause disturbance to other residents.

7. The owner is responsible for the clean up of the facility by 10:00 am. the following day.

8. The owners who arranges the booking will be directly responsible for any damages.

9. The maximum number of people allowed in the room is limited to 60.

10. No smoking is permitted within the Lounge.

11. Use of the lounge is restricted to one rental per month per strata lot.

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PARKING RULES

Dear Residents:

Please note during a recent inspection to the underground parking area numerous stalls were found to have large oil spills, oil soaked cardboard mats and miscellaneous items being stored in the stalls.

As a reminder please note the following Rule.

PARKING

- ***No items are to be stored in parking stalls.***
- ***Oil leaks and exhaust items are the responsibility of the owner/resident and must be cleaned up from the owner/resident parking stalls. After due notice, the charge for cleanup of oil spills which are deemed to be excessive will be charged against the strata lot.***
- ***No major repairs or adjustments shall be made to motor vehicles while on common or limited common property.***
- ***If your vehicle is leaking oil please ensure that the oil is cleaned up (degreasing agents can be purchased at any home improvement stores) and a piece of cardboard put in place until your vehicle can be repaired.***
- ***Vehicles found to leaking excessive oil will be restricted from parking in the underground until the oil leak is repaired.***

Thank you for your attention regarding the above.

Yours truly,

CROSBY PROPERTY MANAGEMENT LTD.
Agent for the Owners

Keith Scheibal
Property Manager
Direct Line # 689-6944

KS/tl

SPACE - STRATA PLAN LMS 2446

FITNESS ROOM USE AGREEMENT

CONDITIONS OF USE:

1. The fitness room will be open from 6AM to 10PM daily. Hours of operation are subject to change.

2. Use of the fitness room is for residents of SPACE only. Guests are permitted only when accompanied by a resident.

3. No smoking or alcoholic beverages are allowed in the fitness room. Glass containers are strictly prohibited.

4. Persons under the age of 19 years are not permitted to use the fitness room.

5. No animals are permitted in the fitness room.

6. Persons observing others causing damage to these facilities shall immediately report such incidents to the Caretaker or Managing Agent.

7. Persons noticing wear and tear of the equipment, which require attention, should immediately report such items to the Caretaker or Managing Agent.

8. Persons using these facilities will ensure:

   a) proper and clean apparel shall be worn at all times;
   b) equipment is wiped down after each use with a clean cloth towel or paper towel and sanitizer;
   c) lighting is turned OFF when leaving the fitness room;
   d) power is OFF on all fitness equipment and the television before leaving the fitness room;
   e) all exercise equipment shall be restored to its original place when no longer in use;
   f) use of a particular piece of equipment is limited to 20 minutes if others are waiting;
   g) all trash and recyclables are discarded in the appropriate receptacles provided or removed.

9. Residents and visitors using these facilities must respect the privacy and enjoyment of others.

cont.

10. **Persons breaching the above conditions are subject to fines and/or removal of fitness room privileges in accordance with the Strata Corporation By-laws.**

PERSONS USING THE FITNESS ROOM DO SO AT THEIR OWN RISK AND RELEASE AND INDEMNIFY THE STRATA CORPORATION AND THE MANAGING AGENT OF ANY AND ALL CLAIMS ARISING FROM THE USE OF THE FITNESS ROOM.

BY SIGNING BELOW YOU UNDERSTAND THE ASSUMPTION OF RISK AND AGREE TO ALL CONDITIONS LISTED ABOVE.

SIGNATURE: _____

FULL NAME: _____

DATE: _____

PHONE NUMBER: _____

SUITE #: _____

STRATA PLAN LMS 2446 – 4TH FLOOR DECK RULES

USE OF THE BBQ:

The BBQ on the north side of the 4th floor deck can be used by the residents of Space provided the following steps are followed:

1. residents must pre-book the BBQ 2 days in advance for exclusive use.
2. the BBQ must be thoroughly cleaned after each use.
3. there is a $30 deposit required, $25 of which will be refunded if the caretaker or resident manager agrees that it is in the same condition as it was prior to rental. $5.00 will be used to refill the propane tank.

USE OF THE 4TH FLOOR DECK FOR PRIVATE FUNCTIONS:

The North side 4th floor deck area can be booked for private functions daily from noon to 8:00 pm (to comply with the city noise by-laws).

1. A refundable deposit of $300 will be required and bookings must be made with the caretaker or resident manager at least 3 days in advance of the function date. The refundable deposit covers:
   a - reserving the date
   b -replacement of missing items and breakage
   c -damage and additional cleanup, if required

2. The deposit will be refunded if the area and contents are left clean and undamaged, in the opinion of the caretaker or resident manager. The costs of any repairs and building fines will be deducted, if necessary, or added to the initial damage deposit, if the repairs exceed the amount taken as a deposit. Any monies retained will be remitted to Council. Your cooperation is requested to maintain the 4th floor deck.
3. No unit residents or owners can book the space for a private function more than one day per season.'

3. Residents will be expected to set up the 4th floor deck as required and to restore the area to the same condition it was prior to the function.

This has to be done on the same day as the function or by prior arrangement with the resident caretaker or representative of Council.

Initials:

4. Smoking is allowed only within the designated area. Alcoholic beverages are permitted, provided you have obtained a "special occasion license" from the Liquor Control and Licensing Branch.

5. The maximum capacity is 50 people for an event.

6. Pets are not allowed on the decks at any time.

7. Children are not allowed on the decks unsupervised. The are also not allowed to run around the decks, climb on any furniture or structures or enter the limited common property or patios of the residents of the 4th floor.

8. Use of the decks is for residents and their invited guests only.

9. Persons using this area do so at their own risk and release and indemnify the Strata Corporation, Council representatives and the managing agent from any and all claims arising from the use of the 4th floor deck area.

10. Visitors are to be accompanied by the host resident while in the building. Such hosting person(s) shall be fully responsible for the conduct of all in attendance, including while they are entering and exiting the building.

11. Persons using the 4th floor deck are fully responsible for any and all damages or theft during the event. Such person(s) shall immediately report any/all damages or theft to the resident manager or representative of Council.

12. The privacy of the 4th floor residents must be respected and noise controlled so as not to disturb these residents.

Initials:

PLEASE NOTE:

Residents and their guests breaching any of the rules and regulations are subject to a fine in accordance with the Strata Corporation Bylaws. Violations will also result in the removal of the privilege of using this area in future.

Booking Party's Name: Date Booked:

Booking Party's Signature: Date:

Received by Manager : Date:

Strata Plan LMS 2446

THE LOUNGE AT SPACE

APPLICATION FOR EXCLUSIVE USE OF THE LOUNGE

Owners Name: _____

Phone Number: _____

Date Requested: _____ Hours From: _____ to_____

Number of Guests: _____

IN THE USE OF THE LOUNGE, I AGREE TO TAKE FULL RESPONSIBILTY FOR THE FOLLOWING:

1. THE CONDUCT OF MY GUESTS
2. REPLACING FURNITURE TO ITS ORIGINAL PLACE
3. TURNING OFF THE LIGHTS AND LOCKING THE DOORS
4. ENSURING THAT FOOD AND LIQUOR IS CONSUMED WITHIN THE LOUNGE
5. CLOSING THE PARTY AT **12:00 AM**. NO EXCESSIVE NOISE AFTER **11:00 PM**
6. CLEANING THE LOUNGE BY **10:00 AM** THE FOLLOWING DAY.
   This includes cleaning tables, vacuuming the carpets, and remove garbage bags within the lounge. The sinks & cupboard areas, and sweeping and mopping of the tile floors in both the lounge and the lobby washroom must also be done.
7. PAYING ALL COSTS OF REPAIRS OR REPLACEMENT OF DAMAGED EQUIPMANT OR FURNITURE.
8. ENSURING THAT WHEN MUSICAL EQUIPMENT IS USED, THE SOUND SHALL BE KEPT AT A VOLUME THAT WILL NOT DISTURB RESIDENTS IN THE IMMETIATE AREA OF THE LOUNGE.
9. THE NUMBER OF PEOPLE ATTENDING THE EVENT SHALL NOT EXCEED **60**.
10. DO NOT USE TACKS OR TAPE ON THE WALLS OR CEILING.
11. I/WE AGREE TO PRE-PAY A FEE OF $200.00 (IN CASH) FOR THE USE OF THE LOUNGE. I/WE UNDERSTAND $175.00 WILL BE REFUNDED UPON INSPECTION OF THE LOUNGE AT A MUTUALLY AGREED UPON TIME, TO ENSURE THAT IT HAS BEEN CLEANED TO THE SPECIFICATIONS OF COUNCIL (OR COUNCIL DESIGNATE) AND NO DAMAGE HAS TAKEN PLACE.
12. I/WE AGREE IN THE EVENT OF CANCELLATION TO GIVE 7 DAYS NOTICE.

Date: _____ Owners Signature_____

Date: _____ Owners Signature_____