

Rules for Strata Plan BCS-0522

#	Rule Description	Date Approved? Date Ratified?
	PARKING	May-06-2009
	Approved at May 6, 2009 council meeting	
	1.Park squarely in your spot equidistant between the yellow lines.	
	2.Ensure your vehicle does not extend more than 18 ft (small car space) or 19 ft (regular space) beyond the wall.	
	3.Ensure your vehicle height is less than 6' 8".	
	WINDOW COVERINGS	Apr-01-2009
	Approved at the April 1, 2009 council meeting	
	Except for townhouse access doors which have horizontal blinds, all window coverings must be vertical and cream or off white in colour as per the original colour installed by the developer to maintain continuity of the exterior look of the building.	
	LOUNGE RULES	Feb-18-2009
	Approved at February 18, 2009 council meeting	
	15. The lounge may not be booked for three consecutive days and specific hours must be noted on the booking request. Residents booking the lounge may include up to two hours prior to the event to accommodate for set-up etc.	

GUEST SUITE RULES

Apr-18-2006

Approved at the May 28, 2008 council meeting

1. The Guest Suite is available for use only by owners and tenants in good standing of Eden (Strata Plan BCS-522). All tenants must have a "Form K" executed and on file with the Strata Corporation before being permitted to book or make use of the Guest Suite.
2. Use of the Guest Suite is at the user's own risk. Strata Plan BCS-522 accepts no responsibility for any actions, claims, demands, liabilities, loss, damage, injury or expense of any kind, which may result by reason of use of the facilities by any person.
3. A rental rate of \$50.00 per night is due prior to occupancy. A fee for routine cleaning and laundry is included in the rental rate. A \$250.00 damage deposit (payable to Strata Plan BCS 522) is required prior to occupancy and will be refunded if the room and its contents are returned undamaged and tidy. Costs of any repairs and/or excessive cleaning will be deducted from the deposit and/or charged to the host suite's strata account as necessary.
4. Use of the Guest Suite is permitted for up to a maximum of 3 (three) consecutive nights per suite. Additional nights may be permitted subject to availability. A weekly (7 days) rate of \$300 is offered subject to availability. The maximum number of occupants permitted to stay in the Guest Suite at one time is three (3).
5. Reservations must be made at least 24 hours in advance through the resident manager. In the event that a reservation is cancelled with less than seven days notice, the rental fee shall be forfeited.
6. Check-in time is 2:00 p.m. on the first day of the reservation. Check out time is 12:00 noon on the last day of the reservation.
7. Guests are not permitted to admit any non-resident into the building or Guest Suite unless the host resident is present with the admitted person(s) at all times. No person under the age of 15 years is permitted in the Guest Suite unless accompanied by a resident adult 19 years of age or older.
8. Smoking is not permitted in the Guest Suite or common areas inside the building.
9. Animals are not permitted in the Guest Suite (except guide dogs for the disabled).
10. Cooking of any kind is not permitted in the Guest Suite.
11. The contents of the Guest Suite must not be removed from the suite at any time. The resident manager will arrange for the room to be cleaned and for the towels and bed linens to be professionally laundered after check out.
12. Occupants are required to lock the door and turn off all lights at all times that they are not in the Guest Suite and to report any damage or serious problems to the resident manager or by calling the after hours emergency number posted on the manager's office door.

13. Any resident or guest found to be in breach of the Guest Suite Rules will be subject to fines in accordance with the Strata Corporation Bylaws and/or may have their Guest Suite privileges revoked.

EXERCISE ROOM AND SPA RULES

Apr-18-2006

Approved at the May 28, 2008 council meeting

- 1.The Exercise Room and Spa are for the exclusive use of Eden (Strata Plan BCS-522) residents and their guests.
- 2.The Exercise Room and Spa hours are 5:00 a.m. to 12:00 midnight. All persons must leave the Exercise Room and Spa by 12:00 midnight.
- 3.Use of the Exercise Room and Spa is at the user's own risk. Strata Plan BCS-522 accepts no responsibility for any actions, claims, demands, liabilities, loss, damage, injury or expense of any kind, which may result by reason of use of the exercise or spa equipment by any person.
- 4.Users of the Exercise Room are advised to seek the advice of a physician before starting any exercise program. Persons with medical conditions and the elderly are advised to consult a physician before entering the hot tub or steam room. All hot tub and steam room users are advised not to remain in the facilities for extended periods of time.
- 5.Smoking is not permitted in the Exercise Room and Spa.
- 6.Animals are not permitted in the Exercise Room and Spa (except guide dogs for the disabled).
- 7.Food and alcoholic beverages are not permitted anywhere in the Exercise Room and Spa. Glass containers are not permitted in the Spa area or in the steam room.
- 8.Residents are responsible for any damage that results from their (and their guests') use of the facilities. The number of guests per suite allowed in the Exercise Room and Spa at one time is limited to two (2). Residents must accompany their guests at all times.
- 9.Users must take turns using the equipment when others are waiting.
- 10.The playing of music is permitted at a reasonable volume, as long as everyone in the room is agreeable to it. No loud music is permitted.
- 11.Users are required to clean the equipment after each use and to report any damaged equipment/unusual messes to the resident manager. All personal belongings are to be removed after use.
- 12.Appropriate clothing and footwear must be worn while using the equipment. Appropriate swimwear must be worn while using the hot tub/steam room.
13. All users are required to shower before entering the hot tub or steam room. The use of soaps, shampoos, oils, salts, perfumes, or other additives whatsoever is strictly prohibited in the hot tub.
- 14.No person under the age of 15 years is permitted in the Exercise Room and Spa unless accompanied by a resident adult 19 years of age or older.
- 15.Use of the exercise room and spa for any commercial purpose is prohibited.

16. Use of any gym/exercise equipment is limited to thirty (30) minutes per resident when other residents are waiting to use the equipment.

Approved at May 28, 2008 council meeting

- 1.The Lounge is for the exclusive use of Eden (Strata Plan BCS-522) residents and their guests.
- 2.The Lounge hours are 7:00 a.m. to 12:00 midnight. All persons must leave the Lounge by 12:00 midnight. The adjoining patio closes at 10:00 p.m. and be respectful of noise emanating to the units above the lounge/amenities room.
- 3.Use of the Lounge and its facilities is at the user's own risk. Strata Plan BCS-522 accepts no responsibility for any actions, claims, demands, liabilities, loss, damage, injury or expense of any kind, which may result by reason of use of the facilities by any person.
- 4.Residents must accompany their guests in the Lounge at all times. The number of guests per suite allowed in the Lounge at one time is limited to four (4), except when the Lounge has been booked for a private function through prior arrangements with the resident manager. Use of the Lounge for any commercial purpose is prohibited.
- 5.Residents are required to clean up after their (and their guests') use of the facilities. Residents are responsible for any damage that results from their (and their guests') use of the facilities.
- 6.Residents are required to report damaged equipment/unusual messes to the resident manager.
- 7.Use of the Lounge's equipment is limited to thirty (30) minutes per resident when other residents are waiting to use the equipment.
- 8.Smoking is not permitted in the Lounge or on the patio.
- 9.Animals are not permitted in the Lounge (except guide dogs for the disabled).
- 10.The Lounge may be booked by owners and tenants in good standing of Eden (Strata Plan BCS-522) for private functions for events lasting up to four (4) hours. All tenants must have a "Form K" executed and on file with the strata corporation before being permitted to book the Lounge. The Lounge must be booked at least 48 hours in advance through the resident manager. A refundable damage deposit of \$250 (payable to Strata Plan BCS-522) is required at the time of booking. Costs of any repairs and/or excessive cleaning will be deducted from the deposit and/or charged to the host suite's strata account as necessary.
- 11.The consumption of alcohol is not permitted in the Lounge, except when the room has been booked for private functions through prior arrangements with the resident manager. Any required liquor license must be obtained and is the responsibility of the resident hosting the event.
- 12.The playing of music is permitted at a reasonable volume, as long as everyone in the Lounge is agreeable to it. No loud music is permitted.

13.No person under the age of 15 years is permitted in the Lounge unless accompanied by a resident adult 19 years of age or older.

14.No food or drinks permitted at or near the pool table

Please use caution with the cues as they can easily damage the table felt and the lounge walls and ceilings.

The balls are easily damaged if misused. Please do not propel the balls by hand. The proper use of cues is mandatory.

The cues and balls may not be removed from the lounge for any reason.

Removal of any pool table accessories will result in fines.

Please share the use of the pool table when other residents are waiting to use it.

Please report any damage to the resident manager.

POLICIES & PROCEDURES FOR CONTRACTORS & OWNER RENOVATIONS & ALTERATIONS

These policies and procedures are put forward in the interest of safety and good business practices for the owners and residents of The Eden and all contractors working on site.

1. All contractors who perform work in or on the site of the strata corporation must have current business licenses and accreditation for the practice of their craft or trade.
2. All contractors who perform work in or on the site must have WCB and valid liability insurance.
3. Contractors performing work within the suites on behalf of the strata corporation or private owners must check in and out with the Building Manager each day they are on the job.
4. Contractors must coordinate with the Building Manager the transportation of all materials, supplies and equipment into the building or onto the site.
5. All contractors are required to ensure they do not damage any public areas, corridor, carpets, wall coverings while transporting equipment and supplies through the building. In the event any bituminous sealants, pitch or tar materials are used, the contractors shall be required to change footwear before re-entering the building's public areas. This is to prevent stains and damage to the carpeting in the corridors.
6. Any contractor using safety lines attached to the mounting points on the building and ladders providing roof access must store or remove these before the end of the work day so access to balconies and patios is not impeded.
7. Any contractor who is required to do work on the balconies and patios must obtain permission from the owner or Building Manager before moving or removing any furniture, plants or other private property on the balconies and patios.
8. In the event a contractor moves private property on a balcony or patio, it is the responsibility of that contractor to replace or repair that property to its original location and condition.
9. Any owner and/or his contractor is responsible for any and all repairs from resultant damage that may be caused in the future as a result of the renovation/alteration that takes place.

Renovations/alterations

1. An owner must give the resident manager two working days' prior notice of the scheduled arrival of tradespersons or delivery of materials. Tradespersons must be licensed and bonded. Inadequate notice or work by unlicensed or unbonded tradespersons will result in the levy of fines.
2. A resident must not permit any construction debris, materials or packaging to be deposited in the strata corporation's disposal containers.
3. An owner must ensure the delivery of any construction materials is

through the rear doors off the laneway and, if in an elevator, the owner must ensure the elevator is protected with proper wall pads and floor coverings. An owner must not permit any renovations/alterations materials to be delivered through the main lobby unless the size of the item will not fit through any other entrance in such case prior permission is required by the strata council.

4.A resident must be responsible to ensure:

(a) drop cloths are installed and removed daily between the elevators and the strata lot as well as between other doors to protect common areas from any spillage or dripping; and

(b) stairs, lobbies and paths through the parking areas are regularly cleaned (and vacuumed at the request of the council) and the residential corridor thoroughly vacuumed daily;

5. An owner must ensure the hours of work are restricted to 8:00 a.m. to 5:00 p.m., Monday through Friday, and 10:00 a.m. to 5:00 p.m., Saturdays, Sundays and statutory holidays. To perform renovations/alterations on statutory holidays, an owner must apply for permission in writing to the council at least five business days before the holiday date.

6. An owner must be in attendance for all SIGNIFICANT renovations/alterations, the determination of SIGNIFICANT shall be in the discretion of the council.

7. An owner performing or contracting with others to perform renovations or alterations will be responsible, financially and otherwise, for ensuring any and all required permits and licenses are obtained.

8. Changes or additions to door hardware or installation of security stickers on doors or any other change that may be done to a door must be approved in writing by the strata council prior to the change being made.

9. An owner in contravention of these rules (inclusive) shall be subject to a fine of \$50 for each contravention, as well as be responsible for any clean up or repair costs.

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9. Any owner and/or his contractor is responsible for any and all repairs from resultant damage that may be caused in the future as a result of the renovation/alteration that takes place.

Renovations/alterations – Suggested Bylaw

1. An owner must give the resident manager two working days' prior notice of the scheduled arrival of tradespersons or delivery of materials. Tradespersons must be licensed and bonded. Inadequate notice or work by unlicensed or unbonded tradespersons will result in the levy of fines.
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Owner of Suite Suite # Contractor

Print Name & Sign Print Name & Sign

Building Manager/Inspection Date

The resident manager, Cesar Vasquez, can be reached at 604-684-1340
