

Strata Corporation EPS5983

“SCOTT & NICHOLSON”

RULES

*Rules under Usage of Common Area Electrical Outlets approved at the November 15, 2023
Strata Council Meeting*

Exercise Room

Persons using the Exercise Room do so at their own risk and release and indemnify the Strata Corporation and the Managing Agents from any and all claims arising from the use of the facility.

- (1) The Exercise Room hours of use are daily from 6:00am to 11:00pm and are for the user of residents only unless otherwise stated in this rule.
- (2) The Exercise Room is for residents and their guests only. All visitors shall be accompanied by a resident.
- (3) No one under the age of 16 shall be allowed in the Exercise Room without the company of an adult.
- (4) No one shall make loud noises in the Exercise Room so as to disturb the quiet enjoy of the adjacent or near-by Strata Lots.
- (5) The equipment provided in the Exercise Room should be used with care. Users must turn off the equipment after each use.
- (6) Proper attire must be worn at all times.
- (7) All personal belongings are to be removed after each use.
- (8) No food or drinks are allowed (except plastic water bottles).
- (9) Twenty (20) minute limit on the cardiovascular equipment when there are users waiting.
- (10) Do not bang dumbbell plates together.
- (11) There will be a maximum of one (1) guest allowed per member at any given time.
- (12) Exercise equipment must be wiped down after use.
- (13) Exercise facility is to be used at the user's risk. The Strata Corporation will not be responsible for personal injury.
- (14) Free weight equipment must be used within the floor mat area. Return of all free weight 15. equipment to its original location after use. Do not slam or drop weights.
- (15) Only plastic bottles and drinking containers are permitted. Food, glass containers, smoking or alcoholic drinks are not permitted. Any spilled beverages must be cleaned immediately.

- (16) When watching television, please use the word caption option instead of sound.
- (17) Report equipment damage to the concierge immediately.
- (18) No personal fitness equipment or free weights are allowed in the Exercise Room.

Cost of FOBS

- (1) Additional key fobs may be obtained by an Owner or Tenant. The fobs will be issued by the Building Manager at a cost of \$50.00 each for a regular FOB and \$100.00 each for a garage button FOB.

Bicycles, Rollerblades, Roller-skating, and Skateboards

- (1) Bicycles shall be kept in designated bicycle storage areas only. No bicycles are permitted in the elevators, stairways, Strata Lots, or on balconies or patios.
- (2) Bicycles are not permitted at anytime inside the common areas, except the bicycle storage area and the P1 level of the parking garage.
- (3) Bicycles found on common area property outside of the designated bicycle storage rooms will be removed and impounded. Bicycles not claimed after 30 days may be sold at the Strata Corporation's discretion. A fine of \$50.00 will be paid to the Strata Corporation for the return of an impounded bicycle.
- (4) Skateboarding, rollerblading or roller skating is not permitted on any common areas of the Strata Plan.
- (5) The Strata Corporation assumes no responsibility for bicycles stored in any of the designated bicycle storage rooms.
- (6) Only one bike is permitted per slot.

Storage Lockers

- (1) No part of the common property except areas designated by the Strata Corporation will be used for storage without the prior written consent of the Strata Council.

Outdoor Lounge

- (1) Available for use by exclusive booking only.
- (2) Requires a refundable damage deposit in the amount of \$300 before the lounge is used. The deposit will be returned after the booking is completed and no damage is found during the post inspection.
- (3) All bookings must be made with the Building Manager.
- (4) There is a \$50 user fee (non-refundable) for the booking.
- (5) Bookings are available from 9:00 a.m. to 9:00 p.m (for outdoor use). The lounge must be cleaned within one hour after use.

- (6) Cancellation within seven (7) days of the reservation date will result in a \$50 fine deductible from the booking fee or deposit. Cancellation within two (2) days of the reservation date will result in a forfeit of the booking fee.
- (7) A booking will only be taken three (3) months in advance or less upon receipt of application.
- (8) No pets are allowed.

Amenity Room

All General Rules for Amenities are in force in addition to the following:

- (1) Bookings are available from 9:00 a.m. to 10:00 p.m. The room must be cleaned within one hour after use.
- (2) Available for use by exclusive booking only.
- (3) Requires a refundable damage deposit in the amount of \$300 before the lounge is used. The deposit will be returned after the booking is completed and no damage is found during the post inspection.
- (4) All bookings must be made with the Building Manager.
- (5) There is a \$50 user fee (non-refundable) for the booking.
- (6) Smoking is not permitted inside the Amenity Room.
- (7) Children under the age of 16 must be supervised by an adult.
- (8) Alcohol is not permitted inside the Amenity Room unless the Resident that has booked the Amenity Room has provided a minimum \$2,000,000 event insurance.
- (9) Users shall turn off all media equipment after use (e.g. TV).
- (10) Users shall clean the room, appliances and remove all garbage immediately after use.
- (11) Users shall close and lock doors, windows, lower all blinds and turn off lights before leaving.

There will be a \$50.00 fine per violation of these rules by a Resident and or Resident's guest and the cost of the repairs/clean to be deducted from the damage deposit and if such costs are over the damage deposit amount then the balance will be charged to the Owner.

Car Wash Bay

- (1) An owner, tenant and occupant shall only wash motor vehicles in the designated car wash area located within the visitor's parking.
- (2) The car wash bay must be cleaned after use.
- (3) No car wash bay is meant for regular washing of a vehicle and such no excessive cleaning is permitted.

Usage of Common Area Electrical Outlets

- (1) Owners, Residents, and Visitors are not permitted to use any of the electrical outlets in the common areas including using an electrical outlet in the parkade for electric vehicle charging purposes.
- (2)
 - a) Owners that have an electric vehicle ready stall must obtain written permission from the Strata Corporation to charge their vehicles.
 - b) All electric vehicle ready stalls have a common BC Hydro meter and as such for any approved usage under rule 2a) the electricity costs based on the billing from BC Hydro will be divided amongst the Owners/Residents using these stalls.