

RULES AND REGULATIONS

CLUB OZONE

**111 West Georgia Street
Vancouver, BC**

RULES AND REGULATIONS of CLUB OZONE

The following Rules govern the use by every Owner, Resident, Tenant, Visitor or Family member of the Common Facilities and all other areas of the Buildings. The Definitions in the By Laws of the Strata Corporation are part of these Rules.

1. GENERAL RULES

All Common Facilities may be used by Residents, their respective Visitors and Family members. Tenants and their Visitors and Family members may use all Common Facilities except the Grand Room.

Owners, Residents and Tenants, are always fully responsible for the acts of their Visitors and Family members using Common Facilities. This includes the complete liability for any damage, fine, cost or fee because of misuse of the Common Facilities. **Accordingly, all Owners, Residents and Tenants must sign and file with the Strata Corporation a Consent form and provide a \$300 damage deposit before they are entitled to use the facilities,** as designed and approved by the Strata Council from time to time.

Anyone using any Common Facilities does so at their own risk. The Strata Corporation is never responsible for any acts, claims, demands, liabilities, loss, damage, injury or expense, including lawyers' fees, which results from use of the Common Facilities. Security and safety are always the responsibility of the user.

All users of the Common Facilities shall take care not to damage any Common Facilities, assure that Common Facilities are left in a clean and tidy condition, be considerate of all others, not create excessive noise or unreasonable behaviour and follow any instructions given by the Concierge staff.

Smoking is prohibited in all the Common Facilities.

Any person under age fourteen (14) must be supervised by an adult user at all times.

Pets are not allowed in the Common Facilities, nor does public nudity.

Clean footwear must be worn at all times in the Common Facilities, except the swimming pool area, where bare feet are required. No wet or soiled clothing is allowed. Swimsuits are allowed only in the swimming pool area and the changing areas.

Alcoholic beverages are not permitted in the fitness/exercise and swimming pool areas. In other areas, alcoholic beverages may be consumed in moderation and in glass containers only. Owners, Residents and Tenants are responsible for their Visitors' and Family members' behaviour.

Any person using any Common Facilities must clean the same immediately after their use. Any cleaning required because of a user's failure to comply with this requirement will be charged for cleaning at \$30 per hour.

If a user reserves any Common Facilities, that user must check in with the Concierge both before and after using the Common Facilities. The Concierge will inspect the reserved Common Facilities with the user before and after the use to determine the condition of the Common Facilities both before and after use. The Concierge shall submit a written inspection report to the Property Manager regarding each such use, noting if any follow-up action is required.

The Strata Corporation reserves the right to refuse and/or cancel any reservations if the Owner who would be responsible for the use has any unpaid fees, fines or other arrears in the Owner's account.

The Strata Corporation reserves the right to revoke or suspend the use of any Common Facilities by anyone who breaks these Rules or behaves inappropriately.

2. OPERATING HOURS FOR THE THEATRE IS FROM 6 AM TO 2 AM EACH DAY.

These rooms shall be reserved 24 hours in advance with the Concierge. Reservations are made for three-hours periods. If no reservation is made for the period immediately after any reservation, the user may use the room for additional time until the next user arrives for their reservation. Food and beverages are allowed in the theatre and billiards rooms but the user shall be responsible for clean up and any resulting damages.

3. MULTI-PURPOSE ROOM

A non-refundable \$50 booking fee is required, for the use of the Multi Purpose Room, for every Three(3) hour time slot.

Bookings are available from 10 AM to 12 AM on weekdays and 10 AM to 2 AM on weekends. The multi-purpose room must be cleaned after each use and by 10 AM the following day. Failing that, the strata will have it cleaned and the associated cleaning charge be deducted from the damage deposit.

Cancellation with less than twenty-four (24) hours notice of the reservation date will result in a \$20 fine deductible from the booking fee or deposit.

Commercial bookings or reservations are not permitted.

Consumption of alcohol is restricted to inside the multipurpose room only. Anyone caught drinking in other areas of the "Club Ozone" will be fined \$200 and their booking privilege for the multipurpose room will be taken away.

The doors to the courtyard must be closed by 11 PM. Guests must not use the deck after that.

The use of the multi-purpose room must **NOT** constitute a disturbance or annoyance to any other Spectrum Residents. Activities contributing to any annoyances must cease immediately following a complaint and notification by the Concierge Staff.

Users are not allowed to cover up the windows.

4. **FITNESS/EXERCISE ROOM**

All personal belongings shall be removed after each use. Users are solely responsible for their personal belongings and the Strata Corporation assumes no responsibility for personal belongings.

Appropriate clothing, shirts and shoes must be worn at all times.

No food or drink is allowed except capped plastic water bottles.

A thirty-minute time limit is allowed on all cardio equipment when other users are waiting to use that equipment.

Please report any broken equipment or cables to the Concierge immediately.

All equipment and surrounding areas must be wiped down after each use. Paper towels and disinfectant spray are available for this purpose.

No more than two (2) Visitors are allowed for each Owner, Resident or Tenant anytime. Owners, Residents and Tenants must accompany Visitors and Family members at all times. No, owners/residents may use the fitness/exercise room for commercial purposes in which they profit.

Lockers are for day use only. Any items left overnight will be removed at the user's expense.

5. **SWIMMING POOL, STEAM ROOM, SAUNA AND SPA**

Anyone using the swimming pool, steam room, sauna and spa does so at their own risk. There is no lifeguard or first aid administrator on duty at Club Ozone anytime. Users of the swimming pool and spa are cautioned that there may be health hazards in using these facilities, especially the spa, steam room and sauna. Anyone unsure of the health hazards of using the spa, steam room or sauna should obtain a medical opinion from their own doctor.

Appropriate swimwear and other attire is required; **“Street” shoes shall not be worn on the pool deck.**

Swimwear must be worn at all times. No cut-offs or t-shirts (no nude bathing).

Everyone must take a shower before using the pool or spa. Anyone with open wounds, wearing a bandage or having a skin infection is prohibited from using the pool and spa. All children under the age of fourteen (14) years old must be accompanied IN the swimming pool and spa by an adult.

All beverage containers must be plastic. No glass is permitted.

No diving is allowed anytime. No running or “horseplay” is tolerated anytime.

Lockers are for day use only. Any items left overnight will be removed at the user’s expense.

Pool operating hours is from 6 AM to 12 AM each day.

6. **FINES**

Any violation of these Rules may result in fines being assessed as follows:

1st violation – warning letter

2nd violation – \$100 fine

3rd violation – \$200 fine and ban from Club Ozone

All fines are due within seven (7) days after written issuance of the fine. Failure to pay will result in your privilege to Club Ozone being removed.