

# **THE EDEN**

**STRATA PLAN BCS-522**

## **RESIDENT WELCOME PACKAGE**



***1225 RICHARDS STREET  
1221 – 1237 RICHARDS STREET  
508 – 548 DAVIE STREET  
VANCOUVER, B.C. V6B 1E6***

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# **The Eden**

**Strata Plan BCS-522**

**1225 Richards Street, Vancouver**

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Welcome to The Eden. This package of information has been prepared to assist you in becoming acquainted with The Eden. You will find many useful pieces of information concerning all aspects of the strata corporation contained in this package.

If you have any questions please don't hesitate to contact the management agent at Vancouver Condominium Services at 604-684-6291 or the Resident Building Manager, Mr. Cesar Vasquez at 608-684-1340.

The Resident Building Manager's office hours are:

Monday                    3:30 p.m. to 4:30 p.m.

Wednesday            9:30 a.m. to 10:30 p.m.

Friday                    3:30 p.m. to 4:30 p.m.

### **BY-LAWS & RULES:**

Attached is a set of by-laws for Strata Plan BCS-522. Please take a few minutes to review the bylaws carefully. The by-laws have been voted on and passed by the owners of The Eden. In conjunction with the bylaws of The Eden, The Strata Council has also enacted various "rules" for the strata corporation. The rules are in place to ensure the safety of all residents at The Eden. Please review and familiarize yourself with the attached "rules" for The Eden.

### **INSURANCE:**

Your strata corporation carries insurance for the whole development including your strata lot; however, you are advised to obtain contents insurance for your unit and storage locker (if applicable). Glass is generally included in the strata insurance but the deductible portion is your responsibility. Check with the management agent if you have a breakage. Any improvements to your strata lot (wallpaper, upgraded carpet, etc.) should be insured under your contents policy. The security of your strata lot and your vehicle is your own responsibility.

### **STRATA COUNCIL:**

Your strata council is elected from the owners at the Annual General Meeting. You must be an owner, on title, to be a council member. Your council members are volunteers and they devote a lot of time to the Strata Corporation. If you have any item that needs to be addressed by the strata council, please contact the management agent who can contact the strata council on your behalf.

### **MANAGEMENT:**

The management agent for Strata Plan BCS-522 is Vancouver Condominium Services Ltd. You can reach the strata agent at 604-684-6291.

### **EMERGENCIES:**

Strata related emergencies should be reported to the management company. Vancouver Condominium Services Ltd. is available 24 hours a day to assist in dealing with strata related emergencies (684-6291).

### **MOVING:**

Please note the rules regarding moving. The important thing to remember regarding moving is that seven day's notice prior to any resident moving into or out of The Eden is required. Moving in or out must be conducted between 8:00 a.m. to 6:00 p.m. only and a \$250.00 move-in fee is charged on all move-ins except for townhouse units. A security guard is also required for each move in and move out. The arrangements for the security guard are made by the strata corporation and included in the move-in fee. Please read Bylaw 33 – Moving.

### **GARBAGE:**

This may seem like a common sense item but it is often the most difficult for residents to get right. Garbage must be securely fastened and double bagged if there is a possibility that it will drip. The garbage must be deposited in the large garbage bin (not the recycling bin). The garbage bins are for regular household garbage only. No large items are to be deposited here. They must be taken by the owner to the municipal dump.

It is not permitted to dispose of cardboard or newspapers in the garbage bin. Both of these items **must** be recycled.

### **RECYCLING:**

Recycling facilities are located in the garbage room. There are the blue boxes that are picked up by the municipality and there is a large container for cardboard only. Please ensure that any cardboard that is taken to the recycling bin is flattened.

### **ENTERPHONE:**

Your enterphone gives you the ability to allow your guest access to the building. It is extremely important that this system not be abused. Please ensure that you only allow those people you know into the building (you can view them on channel 59 on your television). When someone rings your code you will hear two short rings. Pick up the receiver to find out who is visiting. If you want to let them in, press "6". This will release the door. If you do not want to let them in you can just hang up.

### **EXERCISE ROOM AND SPA:**

These rooms are for the use of the residents of The Eden. No person under the age of 15 years is permitted unless accompanied by resident adult 19 years of age or older. The hours of operation and rules regarding the use of these rooms are posted. Please also review the attached rules concerning the Exercise Room & Spa. These rooms should be secured properly when you have finished using them.

If you notice that any equipment from either room has been damaged or is missing, please report the incident to the management agent as soon as possible.

### **AMENITIES ROOM / LOUNGE:**

The lounge/amenities room is for the exclusive use for the residents of The Eden and their guests. The number of guests per suite allowed in the lounge at one time is limited to 4 except when the lounge has been booked for a private function. Bookings can be made with the resident manager. Please review.

### **GUEST SUITE:**

For the convenience of the residents of The Eden there is a guest suite available for use only by owners and tenants in good standing of The Eden. Reservations are made with the Resident Manager. Please review the attached rules regarding the guest suite.

**PARKING AND VISITOR PARKING:**

Please review the attached bylaws concerning parking. Please note the strata corporation has a towing contract with Busters Towing, who are authorized to conduct random patrols of The Eden and are authorized to tow a vehicle that is in violation of the visitor parking rules without notice.

**RENTALS / FORM K:**

There is no rental limitation for the owners at The Eden. To rent your unit an owner must ensure that a Form K – Tenants Undertaking is completed and returned to Vancouver Condominium Services. For your convenience, please find a blank Form K.

**NOVUS / CABLE:**

For your convenience, Novus can provide service to the owners of the strata corporation at a discounted rate. Please see the attached brochure.

**BALCONIES:**

Residents are asked to be please be aware that there are suites below and residents should not toss cigarette butts, gum, ashes, etc. as it lands on the lower balconies creating a mess for someone else to clean up.

If you wish to wash your balcony, please use a damp mop as opposed to flooding the balcony with water, as the water drain empties directly out to the exterior of the building and empties onto the lower units.

## **AMENITIES ROOM / LOUNGE RULES**

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 11:00 p.m.
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.
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.

## **EXERCISE ROOM AND SPA RULES**

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.

### **GUEST SUITE RULES**

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 beefier 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.

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.

### **PARKING BYLAW #32**

*(Passed at Annual General Meeting on March 23, 2005)*

- 32 (1) A resident must not permit any oversized, commercial or recreational vehicles including, but not exhaustively, boats, trailers and campers to enter or be parked or stored on common property, limited common property or land that is a common asset.
- 32 (2) A resident must not store unlicensed or uninsured vehicles on the common property, limited common property or on land that is a common asset. For vehicles which are parked, but not in operation, storage insurance is mandatory and proof of Liability Coverage must be provided. Any vehicle that does not have valid license plates or insurance must either clearly display proof of third party liability insurance of at least \$200,000 on their dashboard or provide such documentation to the management company. Failure to do so will result in the vehicle being towed away without notice.

- 32 (3) A resident storing a vehicle must provide proof of insurance to the strata corporation on the commencement date of the storage.
- 32 (4) A resident must not rent (or allow the free use of) parking stalls to any person other than a resident or owner of the building.
- 32 (5) A resident must park only in the parking stall assigned to the resident.
- 32 (6) A resident or visitor must not permit a vehicle to be parked or left unattended in a manner that interferes with parking stalls, access lanes or no parking zones.
- 32 (7) Any resident's vehicle parked in violation of Bylaw 32(6) will be subject to removal by a towing company authorized by council, and all costs associated with such removal will be charged to the owner of the strata lot.
- 32 (8) A resident or visitor must not use any parking area as a work area for carpentry, renovations, repairs (including, but not exhaustively, sawing, drilling and the use of any adhesive or hardening compounds) or work on vehicles involving any automotive fluids or paints, motor tune ups or mechanical repairs.
- 32 (9) A resident or visitor operating a vehicle in the parking areas must activate the vehicle's headlights and not exceed 10 km/hour.
- 32 (10) A resident or visitor must not smoke while in the parking area.
- 32 (11) A resident must wash a vehicle in the location designated for vehicle washing only. Once washing is completed, the resident must hose down and remove all dirt, refuse and excess water from the washing area. While washing, a resident must keep audio volume low.

32 (12) A resident must not park or store any vehicle that drips excessive oil or gasoline. A resident must remove any dripped oil, gasoline or other automotive residue. Residents who do not clean up after being notified will be charged \$50 for the clean up and \$50 for an oil pad to be placed in the parking space. Cardboard is not acceptable. The strata council reserves the right to charge \$50 every seven days for violations where an oil pad is not sufficient.