



STRATA PLAN VR 2540-2 PACIFIC POINT 2

RULES

PACIFIC POINT 2 STRATA PLAN VR 2540-2

APPROVED RULES

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The intent of this document is to ensure that the complex is maintained as a safe and aesthetically pleasant environment. The following are guidelines to be applied without prejudice while allowing for the reasonable use of the property.

Any reference in the Rules to “Residents” applies to all (owners/tenants inclusive). “Owners” may be resident or non-resident.

Fines will be assessed as per the Rules and Regulations of the *Strata Property Act*.

SUMMARY

As a strata lot owner, you have a vested interest in properly maintaining the common areas. The Strata Corporation VR2540-2 Pacific Point Phase II may make rules governing the “use, safety and condition” of the common property and common assets.

To protect your investment, the philosophy of taking responsibility for the “use, safety and condition” of the common property is conveyed in the Rules that follow. Any consent, approval or permission given under these Rules must be given by the Strata VR2540-2 Council, or the

Managing Agent acting upon the instructions of the Strata VR2540-2 Council, and must be in writing.

Any reference in the Rules to “Residents” applies to all (owners/tenants inclusive). “Owners” may be resident or non-resident.

Fines will be assessed as per the Rules and Regulations of the *Strata Property Act*.

SECURITY

1. **Garage Gate to Underground Parking:** To help prevent unauthorized entry to the building, all drivers must wait until the gate is closed behind their vehicle before proceeding to their parking stall or out of the parking area. The drivers in any subsequent vehicles must wait until the gate has begun its closing cycle before pressing their key fob to re-open the gate. This indicates to the preceding driver that the following driver is a resident of the building.
2. **Exterior and Common Area Doors:** Storing wedges near entrance doors is a security risk. Therefore, door wedges are not to be stored near any common area doors. A resident may temporarily prop open a door with their own object when bringing in bags, shopping, boxes or other articles. This object should then be taken away.
3. **Front Lobby Entrance Door:** When entering through the front lobby entrance, do not allow other individuals follow you into the building.
4. **Restricted Common Areas:** No owner or visitor is permitted in any part of the restricted common areas of the building such as the roof, electrical rooms, mechanical rooms and other restricted locked rooms except with the express permission of the Strata VR2540-2 Council.
5. **Guests in Function Room:** For security reasons, guests must be escorted to the Function Room. At no time is the entrance door to the Function Room to be propped open allowing unrestricted access to the amenities. See Section 7. “Functions Room”.
6. **Moves In/Out:** Please see Section 6. “Moves In/Out”.
7. **Solicitations:** Solicitation is not permitted anywhere in or about the building or common property for any cause, except as required by the Canada Elections Act for federal, provincial or municipal elections, and/or where the Strata VR2540-2 Council has given permission of solicitation that may be of benefit for all owners/tenants.
8. **Smoking is not permitted in any common area of the interior building and/or common grounds of the exterior property.**

PARKING

1. **A resident shall use only the parking space(s) which have been specifically assigned to their strata lot.** Residents shall not park in any open area that may conceivably accommodate other transportation vehicles, without the express written permission of the Strata VR2540-2 Council.

2. **Owners are not permitted to park on any of the common property throughout the parkade, the common thoroughway must be maintained wide open at all times, and when parked in their stall must not exceed their parking stall lines.** No resident shall permit their vehicle to block a thoroughway or parking entry on the common property, or to park in such a manner so as to reduce the width of an adjacent parking space or walkway.
3. **Parking is not permitted in the turn-around circle of the exterior common property.** Any motor vehicle, bicycle, trailer, boat, equipment or items found in contravention to this rule shall be towed and all related expenses shall be at the sole expense and liability of the strata lot owner and/or owner of the vehicle.
4. **No other motor vehicle, bicycle, trailer, boat, equipment or items of any kind shall be parked or placed on any common property without the prior written approval of the Strata VR2540-2 Council.** Any motor vehicle, bicycle, trailer, boat, equipment or items found in contravention to this rule shall be removed and all related expenses shall be the sole expense and liability of the strata lot owner and/or owner of the vehicle.
5. **Residents must not store an uninsured vehicle on the common, limited common property, or on land that is a common asset.**
6. **A resident storing a vehicle must provide proof of valid insurance to Strata Corporation VR2540-2 on the commencement date of the storage.** Proof of insurance must be displayed on the vehicle at all times and provided to the Managing Agent.
7. **Only one vehicle may park in a designated parking space.** In addition to one vehicle, one motorcycle may also be parked in a designated parking space, so long as it does not cause the accompanying vehicle to extend into the common thoroughway or extend beyond the parking stall boundaries.
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 parts.
9. **Residents are responsible for ensuring that their vehicle is not leaking fluids of any kind.** Should it be necessary for the Strata Corporation VR2540-2 to clean the resident's stall, all costs incurred by the Strata VR2540-2 Corporation will be charged back to the owner's strata lot.
10. **Building and/or parkade key fobs are not to be left in vehicles at any time.**
11. **Residents are responsible for reporting any suspicious activity in the parkade and/or vehicle break-ins to the police and to the Concierge or Managing Agent.**
12. **Residents are responsible for their visitor's actions; thus residents are to make themselves aware of the Visitor Parking Rules (see Section 3 below)**
13. **Owners are responsible for any damage caused to common property by their vehicle, their tenant's vehicle, and/or their visitor's vehicle.**
14. **Parking spaces assigned to a strata lot cannot not be rented or leased at any time to non-residents of the Strata Corporation VR2540-2.**

15. **Excessive speeds and dangerous driving are prohibited in all the parking areas.**
16. **No person(s) is/are allowed to camp overnight in any type of vehicle in common areas of the parkade.**
17. **No vehicle shall be parked in the loading zone in front of the building for a period longer than five (5) minutes.**
18. **No grocery or shopping carts are permitted in the underground parking area, elevators, parkade lobbies, passageways, or any other common property.**
19. **The Strata Corporation VR2540-2 reserves the right to have any vehicle contravening the rules towed at the sole expense and liability of the owner.**

VISITOR PARKING

1. **Visitor parking stalls are for the exclusive use of visitors of residents at Strata Corporation Pacific Point Phase II VR2540-2.**
2. **Residents found to be using the visitor parking stalls at any time may be towed in accordance with the rules of the visitor parking.** All expenses related to towing will be at the sole expense and liability of the strata lot owner.
3. **Ten of the visitor parking stalls are for the exclusive use of Commercial Strata Lots 164 and 165 between the hours of 7:00 a.m. and 7:00 p.m. daily.**
4. **Visitors parking in the visitor stalls do so at their own risk and must abide by any and all regulations that apply to the parking stalls in general.**
5. **Visitor Parking Permits must be displayed on the vehicle dashboard at all times.** Visitor parking permits must be pre-arranged and obtained from the Concierge.
6. **Parking Permits will display license plate number, visiting strata lot number, as well as date and time of entry.**
7. **It is the responsibility of the resident to ensure that their visitor obtains a parking permit and displays the permit as required on the vehicle's dashboard.**
8. **Visitors parking over 24 hours must have their Parking Permit renewed.** The resident must notify the Concierge of this request. Visitors parking for more than 72 hours over the course of one calendar month must be validated by the **Concierge and approved by the VR2540-B Council, or the vehicle is at risk of being towed with all related expenses being borne by the strata lot owner or residents' visitor.**
9. **Visitors arriving after hours and parking overnight must obtain a Parking Permit from the Concierge no later than 10:00 a.m. the following morning.**
10. **Permits of longer durations may be requested in writing to the Strata VR2540-2 Council.** Based on limited visitor parking stalls, these longer term requests may be accepted or denied.
11. **Residents are responsible for any damage caused to the common property by their visitors.**

12. **Residents are responsible for ensuring that their visitor's vehicle is not leaking fluids of any kind.** Should it be necessary for the Strata Corporation VR2540-2 to clean the visitor parking stall, all costs incurred by the Strata Corporation will be charged back to the owner's strata lot.
13. **Vehicles in violation of these rules will be towed.** All expenses related to towing will be at the sole expense and liability of the strata lot owner.
14. **No commercial trade vehicles are permitted to park in the visitors parking area overnight.**

BICYCLES

1. **Bicycles must be brought into the building via the underground parkade and not via the main lobby entrance.** No bicycles are permitted in the lobby area. Bicycles, locked or unlocked, will not be kept in any common areas, hallways or lobby area. Bicycles taken through any common areas must be clean and dry.
2. **Bicycles are not permitted in the strata lots or in the building elevators.**
3. **All bicycles must be registered with the Concierge, and kept in the bicycle storage area in the parkade.**

FOBS AND REMOTES

1. **Each Strata Lot was provided with two (2) access remotes known as "remotes" or "4 button remotes", with a third and a fourth remote to be available for an additional cost of \$75.00 each.** Additional remotes should be requested and ordered by the owner and not by a tenant. Any additional remotes to be issued will be done so upon the approval of the Strata VR2540-2 Corporation, and at a cost determined by the Strata Council.

MOVES IN/OUT

1. **Residents are required to contact the Concierge one week (7 days) in advance of a move in/out.** Pertinent information will be provided to the person requesting the move and instructions must be followed, or the move in/out will not be permitted. Owners must provide a completed Form K for any tenant move in.
2. **Move-in refundable damage deposits, non-refundable move-in fees, and pertinent paperwork must be completed and provided to the Concierge 48 hours in advance of the move in, whether it be for a furnished or unfurnished unit.** Move-ins shall not take place without compliance to the above.
3. **To confirm a scheduled move-in, whether it be for a furnished or unfurnished unit, a \$250.00 non-refundable move-in fee must be made 48 hours in advance of the move-in.** Payments must be made payable to Strata Corporation VR2540-2 and submitted to the Concierge. An employee of the Strata Corporation VR2540-2 will supervise the move-in.
4. **In addition, and also 48 hours prior to a move-in, whether it be for a furnished or unfurnished unit, a "Refundable Damage Deposit" of \$500.00 shall be made payable via cheque to the Strata Corporation VR2540-2, and submitted to the Concierge.** The damage deposit will be refunded when the elevator, hallways, carpets,

and other common property have been inspected for cleanliness and are confirmed to be in an undamaged condition.

5. **The Concierge will arrange to lock off an elevator and hang the protective coverings in the elevator on the date and time of the move.**
6. **An employee of the Strata Corporation VR2540-2 will conduct an inspection before and after any move.** After the end-of-move inspection, the decision as to whether to return the \$500.00 deposit, in whole or in part, or whether the levying of any additional assessment is necessary, will be at the discretion of the Concierge and/or the Managing Agent acting on behalf of the Strata VR2540-2 Council. Any damage assessment and the ultimate repairs will be at the sole discretion of the Strata VR2540-2 Council.
7. **Residents and owners are responsible for the actions of the move in/out personnel, friends, or relatives who assist with a move.** All are bound by the move in/out rules of the Strata Corporation VR2540-2. Any violations may result in fines assessed to owner's strata lot.
8. **All moves in/out must use the loading dock located at the rear of the building.** No moves are permitted through the main front lobby entrance.
9. **Exterior building doors shall not be left unattended at any time during a move in/out.**
10. **Moves in/out may be scheduled during regular Concierge hours.**
11. **There shall be a maximum limit of 2 moves scheduled per day.**
12. **Moves shall not be permitted on Statutory Holidays.**
13. **The move-in fee will not apply to original owner-occupiers that have purchased from the developer, however the Refundable Damage Deposit will be required during any move-in.**
14. **The Strata Corporation VR2540-2 will not collect a move-out fee.** However, the "Refundable Damage Deposit" of \$500.00 applies to all move-outs.

EXERCISE ROOM

The Exercise Room is for the exclusive use of residents and their invited guests. The hours of operation are from 5:30 a.m. to 11:00 p.m. daily. In the interests of safety and enjoyment, the following rules have been prepared and must be adhered to at all times:

1. **Use of the facilities is for residents and their guests only.** During Peak Hours of 6:00 a.m. – 8:00 a.m. and 6:00 p.m. – 8:00 p.m. the facilities will be for use by Residents Only. Residents must accompany guests at all times. (Approved at the September 21, 2016 Council Meeting)
2. **The privacy and enjoyment of others using these facilities must be respected at all times.**
3. **Proper footwear and cover-ups shall be worn in the Exercise Room and, when going to and from the room.**

4. **No animals and/or pets of any kind are permitted in these facilities.**
5. **Any and all accidents must be reported immediately to the Concierge or to the Managing Agent.**
6. **Any person(s) causing damage to the facilities must immediately report such damage to the Concierge or to the Managing Agent.**
7. **Any person(s) noting a breach of these rules, or abuse of the area, is (are) to immediately report the incident to the Concierge or Managing Agent.** Any breach of the above rules may be subject to fines being levied against the owner's strata lot in accordance with Strata Corporation VR2540-2's rules. Breaches of the rules may in addition result in the removal of privileges regarding use of the facilities. Additional charges may be levied for the repair or replacement of equipment that shows evidence of willful damage.
8. **No food or alcoholic beverages are permitted in the Exercise Room.**
9. **For security reasons, at no time is the entrance door to the Exercise Room to be propped open.**
10. **After using the equipment, each user of the equipment should use the materials provided to wipe down the equipment.**
11. **No person(s) under the age of sixteen (16) years may use the Exercise Room, unless accompanied by an adult.**
12. **No resident shall use the Exercise Room for commercial purposes.**
13. **Owners are solely responsible for damages to their personal equipment. Strata Corporation VR2540-2 takes no responsibility for equipment not provided by the Strata Corporation.**

ANY PERSON(S) USING THE EXERCISE FACILITIES DO SO AT THEIR OWN RISK, AND RELEASE AND INDEMNIFY THE STRATA CORPORATION VR2540-2 AND THE MANAGING AGENT FROM ANY AND ALL CLAIMS ARISING FROM THE USE OF THESE FACILITIES.

FUNCTIONS ROOM

In compliance with the Rules adopted by the Strata Corporation VR2540-2, the following Rules and Procedures apply to the Functions Room (formerly referred to as the Amenity Room).

"Private functions" are defined as formal, booked events, where a booking fee and damage deposit have been arranged in advance of use. Following a private function, the room will be assessed for damage.

For any functions, a Booking Form is to be completed at the Concierge Desk

CONDITIONAL USE

1. **Use of the Functions Room is for OWNERS/RESIDENTS AND THEIR GUESTS ONLY.**

2. **Guests of residents using these facilities must AT ALL TIMES be accompanied by the residents.**
3. **The Functions Room is limited to a maximum of persons as permitted by law.**
4. **The Functions Room must not at any time be used for business or professional purposes, including private clubs, religious or political gatherings.**
5. **A \$250.00 refundable deposit is required of residents for each booking of a private function and is due and payable at the time of booking (this must be at least 48 hours prior to the event).** The deposit (payable by cheque and made out to Strata Corporation VR2540-2) is to be submitted to the Concierge and will be refunded when the room, equipment and contents are left in a clean and undamaged condition.
6. **The Concierge will conduct an inspection before and after each private function.** After the end-of-event inspection, the decision as to whether to return the \$250.00 deposit, in whole or in part, or whether the levying of any additional assessment is necessary, will be at the discretion of the Concierge and/or the Managing Agent acting on behalf of the Strata VR2540-2 Council. Damage assessed and the ultimate repairs will be at the sole discretion of the Strata VR2540-2 Council. (Detailed discussion of assessment is found in item 29 below).
7. **In addition to the damage deposit, a non-refundable rental fee of seventy-five dollars (\$75.00) (payable by cheque and made out to Strata Corporation VR2540-2) is to be submitted to the Concierge 48 hours prior to the event.**
8. **All bookings of the Functions Room must be made with the Concierge.**
9. **Bookings made for the Strata Corporation VR2540-2 and/or Council do not require a deposit or rental fee.**
10. **Bookings for Strata Corporation VR2540-2 business will take priority over private bookings and are subject to a one week (7 days) booking rule.**
11. **Proper attire is required at all times.** The “No Shirt, No Shoes, No Bathing Suit, No Entry” rule is adhered to at all times.
12. **No pets or animals are permitted in the Functions Room, under any circumstances.**
13. **No person(s) under the age of 16 years may use the Functions Room unless accompanied by an adult at all times.**
14. **With the permission of the Strata Council, private functions may go beyond Concierge hours.** In such circumstances, the Function Room “access remote” must be returned to the Concierge by 10AM the following morning.
15. **The completion and affixing of signatures at the bottom of two (2) copies of these Rules by both the applicant and Concierge is required as an acknowledgment of understanding, and a compliance with, the Rules and Procedures specified herein.** The applicant is to receive one (1) copy and the Concierge is to retain one (1) copy.

SECURITY OF THE FUNCTIONS ROOM

16. **For security reasons, all guests must be escorted to the Functions Room.** AT NO TIME is the ENTRANCE DOOR to be propped open allowing unrestricted access to the building.
17. **Alcohol will not be permitted at any time in the Functions Room.**
18. **Sound reproduction is allowed within reason.** Residents are reminded that there are adjoining homes to the Functions Room and the residents of those homes are entitled to quiet enjoyment. Should sound become a constant issue of complaint, Council may review the hours of operation of the said facilities and adjust as necessary.
19. **Residents who are found to be responsible for the tripping of the alarm will be in violation of these common rules and are liable to deprivation of common room privileges and/or a fine and/or expenses associated with repairs or disarming of the alarm.**

EQUIPMENT USAGE/DAMAGE

20. **Any and all Functions Room equipment is not to be removed from the Functions Room under any circumstances.**
21. **Persons either causing damage or noting damage to the Functions Room facilities, furnishings and/or equipment therein shall immediately report such damage to the Concierge, or directly to the Managing Agent.**
22. **Absolutely no tape, push pins, or tacks of any kind is permitted to be placed on the wall.** Those found using such items will be assessed all repair charges associated to the damages to the walls, paint or wallpaper, including fines as permitted under the rules and bylaws of the Strata Corporation VR2540-2.
23. **Anyone found to have defaced, destroyed or otherwise ruined any Strata Corporation VR2540-2 property is liable for the damage(s) and/or loss of common room privileges and/or a fine.**

CLEAN-UP

24. **Following ALL events, whether for the entire Strata Corporation VR2540-2 or for private functions held by individual residents, the Functions Room is to be returned to the condition in which it was found and ready for the next users.** Furniture and equipment are to be returned to their original positions. The fridge, countertops, cupboards, sink and equipment used must be left in clean condition. All garbage is to be removed from the Functions Room; and the carpet is to be vacuumed.

PROCEDURE REGARDING DAMAGE DEPOSIT REFUND

25. **Both prior to, and after a booked event, the Concierge will inspect the Functions Room in the presence of the booking applicant to determine the condition of the Room, equipment and contents.**
26. **After the end-of-event inspection, the decision as to whether to return the \$250.00 deposit, in whole or in part, or whether the levying of any additional assessment is necessary, will be at the discretion of the Concierge and/or the Managing Agent**

acting on behalf of the Strata Council. Damage assessed and the ultimate repairs will be at the sole discretion of the Strata Council.

27. **The procedure for refunding the \$250.00 deposit will be as follows:**

- Following a SATISFACTORY end-of-event inspection whereby it is determined that no damage has occurred and that the foregoing clean-up criteria has been met, the Concierge will immediately return the \$250.00 deposit in full.
- Following an UNSATISFACTORY end-of-event inspection, the \$250.00 deposit will be retained until such time as is necessary and appropriate to ascertain the funds needed for required repairs, replacement or clean-up time. If no liability value is deemed to be in excess of the \$250.00 deposit, the applicant will be assessed for any overage of this deposit.

PATIO AND DECKS

1. **No items other than what is permitted by the Rules shall be kept on patios, balconies or common property, unless express permission by Council has been granted.** If items are kept in violation of the Rules, and are not removed within 72 hours after formal notification, fines will be assessed as provided in Bylaw Fines.
2. **Items which ARE acceptable and MAY be kept on a patio or balcony are:**
 - (a) gas or electric barbecues
 - (b) patio style furniture including table sized umbrellas (no upholstered living room sofas, chairs, bookcases, etc.)
3. **Samples of items which ARE NOT acceptable, and may NOT be kept on a patio or balcony are:**
 - (a) freezers
 - (b) bicycles
 - (c) clothes lines/racks
 - (d) storage units or items (unless with written approval given by Council)
 - (e) sports equipment such as skis, exercise machines, dart boards, punching bags, weights, etc.
 - (f) lighting other than which was installed as an original permanent fixture, i.e. no torches, Christmas lights before December 1st or after January 30th, no strings of patio lanterns
 - (g) free standing trellises
 - (h) anything that is considered gaudy or obtrusive by Council, e.g., no statues, pink flamingos or like decorations
 - (i) birdfeeders, or dog/cat houses. Animals are not to be housed on patios or balconies
 - (j) flooring (cedar, carpeting, etc.) may not be installed on deck surfaces in a manner that may penetrate/damage the deck membrane and create potential leakage problems

- (k) cleaning supplies such as mops, garbage cans/bags
 - (l) storage of empty boxes, cans, bottles, tires or general refuse
 - (m) satellite dishes.
4. **Planters on Patios.** Residents are permitted to have planters and flower boxes on the interior walls only of their patios with the following instructions:
- (a) Small shrubs and flowers are permitted; no vegetable gardens are allowed.
 - (b) No plantings shall be made that attach themselves to the building areas, such as ivy.
 - (c) The planters and flower boxes must be on the patio, not the common area around them. Any planters/flower boxes must be in appropriate containers on balconies.
 - (d) Residents are responsible for keeping these planters and flower boxes neat and tidy in appearance at all times year-round, and must have trays below them to catch water run-off.
 - (e) Planters and flower boxes must be of a neutral color.
 - (f) Hanging balcony planters, or any planters or flower boxes affixed to the exterior side of the balcony, are prohibited.
5. **Cleaning of Patios/Balconies.** Cleaning of the patio or balcony decks should be done in the same manner as would be used to clean any floor surface inside the strata unit, i.e., no water is permitted to be poured or emptied into the drain on the balcony decks. These drains are designed to prevent flooding during heavy rainfall or emergencies only.
- (a) Water on balconies must be picked up with a mop and deposited into a pail, to be put down a kitchen or bathroom drain.
 - (b) Any water, soap, or other debris allowed to go through the balcony drains may result in the defacement of the exterior of the building and/or other common areas including the decks immediately below your unit.
 - (c) Any defacement of the exterior of the building and/or other common areas attributable to improper draining of liquid material from balcony drains will result in fines assessed to the violator in accordance with the Bylaws. In addition, the violator may be assessed additional charges for any work or material needed to clean the common area affected. **The Strata Property Act requires that all exterior alterations must receive prior approval of the Strata Council in writing. This includes attaching anything to the building or common areas.**

PETS

1. **Pets are defined as domesticated animals kept for pleasure rather than utility.**
2. **No resident may keep a pet on a residential strata lot other than:**
 - (a) a reasonable number of fish or other small aquarium animals;
 - (b) up to two caged birds; and
 - (c) up to two dogs, or two cats, or one of each.

3. **No resident may keep an exotic pet on common property, including limited common property, on land that is a common asset, or on a residential strata lot, including, but not restricted to, the following:**
 - (a) a snake,
 - (b) a lizard,
 - (c) a spider.
4. **No resident may feed a wild animal, including a bird such as a pigeon or gull, or a rodent, such as rats, mice, raccoons, squirrels or other rodent of similar kind, while on the common property, including limited common property, a common asset, or from a strata lot.**
5. **No resident may keep a pet that:**
 - (a) causes a nuisance or hazard to another person,
 - (b) causes unreasonable noise,
 - (c) interferes with the right of another person to use and enjoy the common property, including limited common property, a common asset, another strata lot, or the other person's personal property.
6. **Residents must ensure that his or her pet is leashed, or otherwise secured at all times, when on the common property or on land that is a common asset.** All roaming or unattended pets will be handed over to the City of Vancouver S.P.C.A.
7. **No resident may permit his or her pet to urinate or defecate on common property or a common asset, but if that person's pet does urinate or defecate on common property or a common asset, that person must immediately remove, to the extent reasonably possible, all of that pet's waste and dispose of it in a sanitary manner.**
8. **If a pet kept by an owner, tenant, occupant or visitor, causes damage to the common property or a common asset, then the owner or tenant, as the case may be, is liable to the strata corporation for all damage caused by that pet.**
9. **If a pet kept by an owner, tenant, occupant or visitor, causes damage to:**
 - (a) a strata lot that belongs to another person,
 - (b) limited common property whose exclusive use is enjoyed by another person, or
 - (c) another person's personal property,

then the owner or tenant, as the case may be, is liable to that person for all damage caused by that pet. Failing prompt repair action by the owner, the Strata VR2540-2 Council will take on such repairs by contracted services and invoice the pet owner to the owner's strata lot.

GARBAGE AND RECYCLING

Properly disposing of your garbage, recycling and hazardous waste can help to reduce the building's garbage disposal fees while supporting a healthier environment. Our building is equipped with chutes on each floor that accept bagged garbage only. We also have a recycling room on the ground floor next to the mailbox area.

Larger items, including any refuse from renovations and/or disposal of furniture, is the responsibility of the owner.

Any resident found to be leaving items for the Strata Corporation to look after will be fined accordingly and charge the removal fee.

For any questions about how to use the garbage and recycling facilities in the building, please contact our Managing Agent.

For questions about general recycling and garbage practices, please contact the City of Vancouver at 311, or visit the City of Vancouver's Garbage and Recycling website:

<http://vancouver.ca/home-property-development/waste-disposal-and-recycling.aspx>

The following outlines general rules for garbage and recycling:

1. **No refuse, garbage or empty beverage containers may be kept or stored in corridors or common areas or on strata lot patios or balconies.**
2. **No area of common property or any limited common property shall be used for the personal erection, placing or maintenance of incinerators, or garbage disposal equipment, recreation or athletic equipment, fencing or gardens.**
3. **Ordinary household refuse and garbage shall be removed from each strata lot and deposited in containers provided by the Strata Corporation VR2540-2 for that purpose.** Garbage chutes are available for small daily household garbage. All garbage shall be bagged in clear plastic bags and tied before depositing. Larger bins are available beside the loading dock for large items. Any materials other than household refuse and garbage shall be removed from the strata plan by, or at the expense of, the individual owner/resident. Bins are also available for recyclable materials.

Some general rules for maintaining the garbage chutes:

- (a) **Bag It.** Please ensure that all garbage and recycling thrown down the chute is bagged and tied in a clear plastic bag. Bagged garbage ensure that smaller and lighter items do not get stuck in the chute and also help to ensure the proper operation of the sorter and compactor.
- (b) **Items that do not fit in the chute (pizza boxes, packaging etc.).** Do not throw any pizza boxes, large or awkward boxes (e.g. appliance or furniture boxes) or any other unusually large or long items down the chute. They will get stuck in the chute causing garbage to build up resulting in very foul smells. This also results in expensive service calls to unclog and clean the chute. Please dispose of any large items in the recycling room or outdoors garbage bin.
- (c) **Recycle bins should be properly used at all times.** All residents should take the time to familiarize themselves with the materials acceptable for recycling in each designated bin, i.e., cardboard, mixed paper, newsprint, and mixed containers. If there is any uncertainty about how to use the recycle bins, please ask the Concierge or the Managing Agent for instructions.
- (d) **Large items, including any refuse from renovations and/or disposal of furniture, is the responsibility of the owner.** Any resident found to be leaving items for the Strata Corporation to look after will be fined accordingly and charged the removal fee.

REALTORS, PROPERTY MANAGERS, RENTALS, RENOVATIONS

1. **Owners, realtors and property managers are not permitted to have lock boxes attached to any of the common areas.** Electronic or remotely accessed lock boxes of any type are not permitted to be affixed to the exterior of the building and/or exterior of the Strata Lot Suite doors.
2. **Realtors and property managers must escort clients from the lobby for all viewings.** Clients must not be left unaccompanied in the building at any time.
3. **In the case of private rentals, residents must accompany potential renters at all times.**

GENERAL

1. **No owner shall use any part of the common property for storage.** No owner shall keep floor mats, furniture, shoes, strollers, plants, etc., outside their door in the hallways, due to trip hazard and fire hazard. No items may be affixed to doors that face onto the common area.
2. **The sidewalks, walkways, passages and driveways of the common property shall not be obstructed or used for any purpose other than entering or exiting from the building, the strata lots and parking areas within the common property.** No access doors or common area doors are to be propped open or left in an unlocked position at any time.
3. **No owners of a strata lot, or their guests, shall do anything on common property likely to damage the plants, bushes, flowers or lawns; and shall not place objects on the lawns so as to damage them or prevent their reasonable growth.**
4. **Smoke and odor from the use of a barbecue is to be kept to a minimum and care needs to be taken to ensure that smoke and odors do not migrate into other strata lots, especially when the balconies are directly adjacent to each other and to opening windows.**
5. **Live Christmas trees are not permitted in the building under any circumstances.**
6. **Smoking is not permitted in any common areas of the interior building and/or common area sidewalk and/or paths.**
7. **No items should be hung or affixed to sprinkler heads either within strata lots or in common areas.**
8. **Exterior Appearance:**
 - (a) No resident shall change the current window treatments that are visible from the exterior of the building.
 - (b) The *Strata Property Act* requires that all exterior alterations must receive prior approval of the Strata Council in writing. This includes attaching anything to the building or common areas.