

STRATA PLAN LMS 1109
CAMBRIDGE COURT
RULES AND REGULATIONS

1. The cooperation of all owners and residents is requested in abiding by these Rules and Regulations and in seeing that others do likewise.
2. Owners and residents will be held responsible for the conduct and safety of themselves and their guests.
3. Owners and residents use the facilities at their own risk.
4. No owners, residents or visitors are permitted to make undue noise in their strata lot or in the common property or to do anything which will interfere with any other occupants.
5. The corporation will not be held accountable for injuries received by adults or children in common areas of the building.
6. Parents will be held financially responsible for any damage caused by their children.
7. There is to be no smoking in any of the common areas of the building. No cigarette ends should be thrown out of or permitted to fall out of windows, doors, balconies, or patios or be dropped in stairways, hallways or other parts of the common property.
8. Cycling, rollerblading or skate boarding in common property, including roadways, is prohibited. Bicycles are not to be transported in the elevators, lobby or other common areas.
9. Owners and residents will not permit explosives or combustible, flammable or offensive materials to be stored on their strata lot or in the common areas.
10. Permission for barbecues must be obtained from the Council. Only propane barbecues will be allowed. Barbecuing is only permitted between 12:00 noon and 10:00 p.m.
11. There are to be no obstructions in any of the common areas.
12. Owners and residents will endeavor to conserve the plumbing and electrical systems.
13. Garbage should be double-bagged before being placed into the garbage chute. The chute doors should be closed tightly.
14. There are to be no doormats in the common areas.
15. Owners and residents should ensure all doors are locked behind them. If the door needs to be opened it should not be left unattended at any time. Please do not admit anyone into the building unless you know them or recognize them to be residents of Cambridge Court. Please meet any delivery people at the front door.

16. Nothing is to be stored on or hung from balconies other than a reasonable amount of patio furniture and planters. No laundry is to be hung on balconies or in windows.
17. There are no pets allowed in this building. Guests or visitors are not permitted to bring their pets into the building. Pets that were in residence prior to November 15, 1995, are permitted, but must be registered with the Strata Council (see bylaw #6.02). These pets must not be allowed to pass waste in any common areas including the lawns and gardens.
18. Owners and residents must use only the lockers and parking stalls allocated to their strata lot.
19. Parking stalls and lockers may be rented only to occupants of Cambridge Court.
20. No parking is permitted in Long Life Place.
21. Any vehicle found in an unallocated parking area will be removed at the owner's expense.
22. There has been no area provided for car washing.
23. No major adjustments or repairs to vehicles will be carried out on common property. (see bylaw #7.08)
24. No honking or other noises which are a nuisance to others.
25. Parking spaces are not to be used for storage of any kind.
26. No recreational vehicle, trailer, boat or equipment of any kind shall be stored on any common property without the written consent of the Strata Council.
27. Owners and residents shall ensure that vehicles do not leak oil, gas or other such fluids on the street, driveways or parking stalls and will be held financially responsible for the cost of cleaning and such leaks.
28. The Lounge Room is available for the non-exclusive use of residents and their guests. Guests must not exceed two per strata lot and must be accompanied by the resident. Persons under the age of seventeen (17) should be accompanied by an adult.
 - No loud music or noise is permitted. If any complaint is received an initial warning will be given to the user. If the problem persists the room will be closed.
 - Smoking is not permitted.
 - No liquor is permitted.
29. The Lounge may be booked for the exclusive use of a resident by written request to the Council at least two weeks prior to the required date. A non-refundable rental fee of \$75.00 and a refundable cleaning/damage deposit of \$250.00 are required -payable in advance. The user will sign a checklist that the Lounge is clean and damage-free before and after use. The Lounge will be closed from 1:00 a.m. to 8:00 a.m.

The Lounge is to be cleaned by noon of the day following the rental. If not, the area will be cleaned by council appointees and the fee will be deducted from the cleaning/damage deposit. Any payment required to cover the cost of damage or loss will be paid by the renter of the room. The above rules re noise, smoking and liquor will apply.

Please make sure all doors are closed, water taps are turned off and lights are turned off.

30. The table tennis play period will not exceed one hour maximum where there is another person waiting to use the table.
31. The exercise room will be closed from 1:00 a.m. to 6:00 a.m.
32. All exercise equipment shall be used in the manner for which it was designed.
33. The corporation is not responsible for any injuries resulting from exercise or the use of any of the exercise equipment.
34. Persons under the age of seventeen (17) must be accompanied by an adult in the exercise room.
35. When moving in or out of the building someone from your suite must be responsible for building security. All exit doors must remain locked when unattended.
36. Moves must be between 9:00 a.m. to 5:00 p.m., Monday to Saturday, unless otherwise arranged with the management company.

Rule Amendment Tracking

- Rule #29 amended. Ratified at the January 20, 2003, Annual General Meeting.