

# **STRATA PLAN VR-264**

## **'The Pendrell'**

1234 Pendrell Street, Vancouver, BC

### **BICYCLE RULE**

The following rule applies to all owners and residents of *Strata Plan VR-264 'The Pendrell'* and is enforceable immediately.

Fines may be levied for any violation of this rule (and all rules).

**Declared by Council August 12<sup>th</sup>, 2008**

Bicycles are prohibited in the lobby. Bicycles must be brought into the building via the garage level ramp.

# **RULE #2**

**Effective March 22, 2005**

**This rule becomes effective and enforceable immediately**

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## **Division 1, Section 2**

The following clause is added to Strata Corporation VR-264 Bylaw Division 1, Section 2 and the section shall now read as follows:

### **Repair and maintenance of property by owner**

- 37 (1) An owner must repair and maintain the owner's strata lot, except for repair and maintenance that is the responsibility of the strata corporation under these bylaws.
- (2) An owner who has the use of limited common property must repair and maintain it; except for repair and maintenance that is the responsibility of the strata corporation under these bylaws.
- (3) The Strata Corporation shall charge back to any owner, who fails to make necessary repairs at the immediate time the repairs are required, the cost of any repairs which the Strata Corporation must perform due to the failure of the owner to perform the repairs immediately.**
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## **Enforcement of Rule**

### **Maximum fine**

The strata corporation may fine an owner or tenant a maximum of \$50 for each contravention of this rule.

### **Continuing contravention**

If an activity or lack of activity that constitutes a contravention of this rule continues, without interruption, for longer than 7 days, a fine may be imposed every 7 days.

# **RULE # 3**

Effective August 29<sup>th</sup>, 2005

This rule (consisting of the following part)  
becomes **effective** and **enforceable** immediately.

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## **Laundry Room**

- 1) No pets shall be permitted in the laundry room at any time.

## **Enforcement of Rule**

### **Maximum fine**

The strata corporation may fine an owner or tenant a maximum of \$50 for each contravention of this rule.

### **Continuing contravention**

If an activity or lack of activity that constitutes a contravention of this rule continues, without interruption, for longer than 7 days, a fine may be imposed every 7 days.

STRATA PLAN VR 264 – THE PENDRELL

# **RULE #4**

**Effective June 18<sup>th</sup> 2009**  
**(ratified at January 28<sup>th</sup> 2010)**

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## **Posting items in common areas**

Any items, including notices and correspondence from residents, cannot be posted in any common area without prior consent by Council.

## **Enforcement of Rule**

### **Maximum fine**

The Strata Corporation may fine an owner or tenant a maximum of \$50 for each contravention of this rule.

### **Continuing contravention**

If an activity or lack of activity that constitutes a contravention of this rule continues, without interruption, for longer than 7 days, a fine may be imposed every 7 days.