

**Strata Plan LMS 2093
SCHEDULE OF BYLAWS**

Division 1 – Duties of Owners, Tenants, Occupants and Visitors

Payment of Strata Fees and Other Assessments

1. (1) An owner must pay strata fees on or before the first day of the month to which the strata fees relate.
- (2) An owner must pay special assessments and other monies owing to the strata corporation on or before the due date stated.

Repair and Maintenance of Property by Owner

2. (1) An owner must repair and maintain the owner's strata lot, except for the 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 the repair and maintenance that is the responsibility of the strata corporation under these bylaws.

Use of Property

- 3 (1) An owner, tenant, occupant or visitor must not use a strata lot, the common property or common assets in a way that
 - (a) causes a nuisance or hazard to another person
 - (b) causes unreasonable noise at any time
 - (c) unreasonably interferes with the rights of other persons to use and enjoy the common property, or common assets of the strata corporation
 - (d) is illegal, or injurious to the reputation of the building
 - (e) is contrary to a purpose for which the strata lot or common property is intended, as shown expressly or by necessary implication on or by the strata plan.
- (2) An owner, tenant, occupant or visitor must not cause damage, other than reasonable wear and tear, to the common property, common assets, or those parts of a strata lot which the strata corporation must repair and maintain under these Bylaws, or insure under section 149 of the Act.
- (3) An owner, tenant, occupant, or visitor must ensure that all animals are leashed or otherwise secured when on common property or on land that is a common asset.

Inform Strata Corporation

4. (1) Immediately upon becoming an owner, an owner must inform the strata corporation of the owner's name, strata lot number, car licence plate number, and mailing address outside the strata plan, if any.
- (2) Upon occupancy, a tenant must inform the strata corporation of the tenant's name, strata lot occupied, and car licence plate number.

Obtain Approval Before Altering a Strata Lot

5. (1) An owner must obtain the written permission of the strata corporation before making an alteration to a strata lot which involved any of the following:
 - (a) the structure of a building
 - (b) the exterior of a building
 - (c) balconies or other things that are attached to the exterior of a building including doors, windows, or skylights on the exterior of a building, or that front on the common property
 - (d) fences, railings, or similar structures which enclose a patio or balcony those parts of the strata lot which the corporation must insure under section 149 of the Act
- (2) The corporation must not unnecessarily withhold its approval under subsection (1), but may require, as a condition of its approval, that the owner agree, in writing, to take responsibility for any expenses relating to the alteration.

Obtain Approval Before Altering Common Property

6. (1) An owner must obtain, in writing, the approval of the strata corporation before making any alteration to the common property including limited common property and common assets.
- (2) The strata corporation may require, as a condition of its approval, that the owner agree, in writing, to take responsibility for any expenses relating to the alteration.

Permit Entry to Strata Lot

7. (1) An owner, tenant, occupant or visitor must allow a person authorized by the strata corporation to enter the strata lot;
 - (a) in an emergency, without notice, to ensure safety, or prevent significant loss or damage, or
 - (b) at a reasonable time, on 48 hours written notice, to inspect, repair or maintain common property, common assets, and any portions of a strata lot that are the responsibility of the strata corporation to repair and maintain under these bylaws, and to insure under section 149 of the Act, or
 - (c) at any reasonable time, on 48 hours written notice, for the purpose of ensuring that all bylaws are being observed.
- (2) The notice referred to in subsection (1)(b) and (1)(c) must include the date and approximate time of entry, and the reason for entry.

Division 2 – Powers and Duties of Strata Corporation

Repair and Maintenance of Property by Strata Corporation

8. (1) The strata corporation must repair and maintain all of the following:
 - (a) common assets of the strata corporation
 - (b) common property that has not been designated as limited common property
 - (c) limited common property, but the duty to repair and maintain it is restricted to
 - (i) repair and maintenance that in the ordinary course of events occurs less than once a year

(ii) the following, no matter how often repair and maintenance normally occur:

- (A) the structure of the building
- (B) the exterior of the building
- (C) balconies and other things attached to the outside of a building such as doors, windows and skylights on the exterior of a building, or that front on the common property
- (D) fences, railing, and similar structures that enclose yards, patios and balconies

(d) a strata lot in a strata plan that is not a bare land strata plan, but the duty to repair and maintain it is restricted to

- (i) the structure of a building
- (ii) the exterior of a building
- (iii) balconies and other things on the outside of a building
- (iv) doors, windows and skylights that are on the exterior of a building or that front on the common property
- (v) fences, railings and similar structures that enclose yards, balconies and patios

Division 3 – Council

Council Size

9. (1) The council must have at least 3 and not more than 7 members.

Council Members' Terms

10. (1) The term of office of a council member ends at the end of an annual general meeting at which time a new council is elected.
- (2) A person whose term as council member is ending, is eligible for re-election.

Removing Council Member

11. (1) The strata corporation may, by a special resolution passed by a majority vote at an annual general meeting or special general meeting, remove, for cause, one or more council members.
- (2) After removing a council member, a strata corporation must hold an election at the same annual or special general meeting to replace the council member for the remainder of the term.

Replacing a Council Member

12. (1) If a council member resigns or is unable or unwilling to act for a period of 2 or more months, the remaining members of council may appoint a replacement council member for the remainder of the term
- (2) A replacement council member may be appointed from among those persons who are eligible to sit on council.
- (3) The council may appoint a council member under this section even if the absence of the member being replaced leaves the council without a quorum.
- (4) If all the members of the council resign or are unable or unwilling to act for a period of 2 or more months, persons holding at least 25% of the strata corporation's votes may hold a

special general meeting to elect a new council, by complying with the provisions of the Act, the regulations, and the bylaws respecting the calling and holding of meetings.

Officers

13. (1) At the first meeting of the council held after the annual general meeting of the strata corporation, the council must elect, from among its members, a president, a vice-president, a secretary and a treasurer.
- (2) A person may hold more than one office at a time, other than the offices of president and vice-president.
- (3) The vice-president has the powers and duties of the president
 - (a) while the president is absent or is unable or unwilling to act, or
 - (b) for the remainder of the president's term if the president ceases to hold office.
- (4) If an officer other than the president is unable or unwilling to act for a period of two or more months, the council may appoint a replacement officer from among themselves for the remainder of the term.

Calling Council Meetings

14. (1) Any council member may call a council meeting by giving the other council members at least one week's notice of the meeting, specifying the reason for calling the meeting.
- (2) The notice does not have to be in writing.
- (3) A council meeting may be held on less than one week's notice if
 - (a) all council members consent in advance of the meeting, or
 - (b) the meeting is required to deal with an emergency situation, and all council members either
 - (i) consent in advance of the meeting, or
 - (ii) are unavailable to provide consent after reasonable attempts to contact them.

Requisition of Council Hearing

15. (1) By application, in writing stating the reason for the request, an owner or tenant may request a hearing at a council meeting,
- (2) If a hearing is requested under subsection (1), the council must hold a meeting to hear the applicant within one month of the request,
- (3) If the purpose of the hearing is to seek a decision of the council, the council must give the applicant a written decision within one week of a decision being made, and not more than 2 months from the date of the hearing.

Quorum of Council

16. (1) A quorum of the council is:
- 2, if the council consists of 1, 2, 3 or 4 members
 - 3, if the council consists of 5 or 6 members, and
 - 4, if the council consists of 7 members.
- (2) Council members must be present in person at a council meeting to be counted in considering a quorum.

Council Meetings

17. (1) At the option of the council, council meetings may be held by electronic means, so long as all council members and other participants can communicate with each other.
- (2) If the council meeting is held by electronic means, council members are deemed to be present in person.
- (3) Owners may attend council meetings as observers.
- (4) Despite subsection (3), no observers may attend those portions of council meetings which deal with any of the following:
- (a) bylaw contravention hearings under section 135 of the Act;
 - (b) rental restriction bylaw exemption hearings under section 144 of the Act;
 - (c) any other matters, if the presence of observers would, in the council's opinion, unreasonably interfere with an individual's privacy.

Voting at Council Meetings

18. (1) At council meetings, decisions must be made by a majority of council members present at the meeting.
- (2) If there is a tie vote at a council meeting, the president may break the tie by casting a second, deciding vote.
- (3) The results of all votes at a council meeting must be recorded in the council meeting minutes.

Council to Inform Owners of Minutes

19. (1) The council must inform owners of the minutes of all council meetings within 2 weeks of the meeting, whether or not the minutes have been approved.

Delegation of Council's Powers and Duties

20. (1) Subject to subsections (2) to (4), the council may delegate some or all of its powers and duties to one or more council members, or persons who are not members of the council, and may revoke the delegation at any time.
- (2) The council may delegate its spending powers or duties, but only by a resolution that

- (a) delegates the authority to make an expenditure, but only for a specific amount for a specific purpose
 - (b) delegates the general authority to make expenditures in accordance with subsection (3).
- (3) A delegation of general authority to make expenditures must
 - (a) set a maximum amount that may be spent, and
 - (b) include the purpose for which, or the conditions under which the money may be spent.
- (4) The council may not delegate its powers to determine, based on the facts of a particular case
 - (a) whether a person has contravened a bylaw or rule;
 - (b) whether a person should be fined, and the amount of the fine;
 - (c) whether a person should be denied the use of recreational facilities.

Spending Restrictions

- 21. (1) A person may not spend the strata corporation's money unless the person has been delegated to do so in accordance with these bylaws.
- (2) Despite subsection (1), a council member may spend the strata corporation's money to repair or replace common property or common assets if the repair or replacement is immediately required to ensure safety or prevent significant loss or damage.

Limitation on Liability of Council Member

- 22. (1) A council member who acts honestly and in good faith is not personally liable because of anything done or omitted in the exercise or intended exercise of any power or the performance or intended performance of any duty of the council.
- (2) Subsection (1) does not affect any council member's liability as an owner, for a judgment against the strata corporation.

Division 4 – Enforcement of Bylaws and Rules

Maximum Fine

- 23. (1) The strata corporation may fine an owner a maximum of
 - (a) \$200.00 for each contravention of a bylaw
 - (b) \$50.00 for each contravention of a rule

Fines

- 24. (1) Complaints, Right to Answer, and Notice of Decision
 - (a) The strata council must not impose a fine for contravention of a bylaw or rule unless the strata corporation has received a complaint, in writing, about the contravention, and given the owner of the strata lot the particulars of the complaint, in writing, and given reasonable opportunity, including a hearing if requested, to answer the complaint.
 - (b) If the person in the complaint is a tenant, the particulars of the complaint must be given to the owner of the strata lot occupied by the tenant.

- (c) The strata corporation must promptly give notice of a decision to the owner, including assessment of fine, if any.
- (d) Once the requirements referred to in this section have been complied with, the strata corporation may impose a fine for further contravention of the bylaw or rule without further compliance with this section.

(2) Late Payment of Strata Fees and Other Assessments

- (a) Failure to pay strata fees on or before the first day of each month, contrary to section 1 (1) of these bylaws will constitute a complaint for the purposes of 24 (1) (a).
- (b) Failure to pay special assessments by the due date contrary to section 1(2) of these bylaws shall constitute a complaint for purposes of 24 (1) (a).

(3) Escalating Fines for Rule Violations

- (a) Subject to compliance with section 24 (1), the strata corporation (in addition of any rights it may otherwise have available) shall assess fines according to the following Escalating Fines Schedule:

- (i) \$50.00 for the first offence,
- (ii) \$100.00 for the second offence of the same nature,
- (iii) \$200.00 for the third offence (and each succeeding offence) of the same nature.

- (b) Fines shall be added to the common expenses of the offending owner, and shall be due and payable,

- (i) the first day of each month in the case of common expenses, and
- (ii) 30 days after the date of assessment

(4) Denial of Access to Recreational Facility

- (a) An owner who is in default of any costs, expenses, or payments due and payable to the strata corporation for a period of 2 calendar months from the time they were due shall be restricted from the use of all the amenities until such time as the debt is paid in full.

Division 5 – Annual and Special General Meetings

Timing of Annual And Special General Meetings

- 25. (1) Annual general meetings must be held no later than 2 months after the strata corporation's fiscal year-end (SPA, Section 40 (2)).
- (2) The strata council may call a special general meeting when deemed necessary.
- (3) The strata council must call a special general meeting within 2 weeks of receiving a requisition, in writing, from owners or mortgagees with 25% of the strata lots.

Person to Chair Meeting

- 26. (1) Annual and special general meetings must be chaired by the president of the council.
- (2) If the president of the council is unwilling or unable to act, the meeting must be chaired by the vice-president of the council.

- (3) If neither the president nor the vice-president of the council chairs, a chair must be elected by the eligible voters present or by proxy from among those persons present at the meeting.

Participation by Other than Eligible Voters

27. (1) Tenants and occupants may attend annual and special general meetings, whether or not they are eligible to vote.
- (2) Persons who are not eligible to vote may not participate in the discussion at the meeting.
- (3) Persons who are not eligible to vote, including tenants and occupants, must leave the meeting if requested to do so by a resolution passed by a majority vote at the meeting.

Voting

28. (1) At an annual or special general meeting, voting cards must be issued to eligible voters.
- (2) At an annual or special general meeting, a vote is decided on a show of voting cards, unless an eligible voter requests a precise count.
- (3) If a precise count is requested, it shall be by a count of voting cards.
- (4) The outcome of each vote, including the number for and against the resolution if a precise count is requested, must be announced by the chair and recorded in the minutes of the meeting.
- (5) If there is a tie vote at an annual or special general meeting, the president, or if the president is absent or unable or unwilling to vote, the vice-president, may break the tie by casting a second or deciding vote.

Order of Business

29. (1) The order of business at an annual or special general meeting is as follows:
 - (a) certify proxies and corporate representatives, and issue voting cards;
 - (b) determine that there is a quorum;
 - (c) elect a person to chair the meeting, if necessary;
 - (d) present to the meeting proof of notice of meeting or waiver of notice;
 - (e) approve the agenda;
 - (f) approve the minutes from the last annual or special general meeting;
 - (g) deal with unfinished business;
 - (h) receive reports of council activities and decisions since the previous annual general meeting, including reports of committees if the meeting is an annual general meeting;
 - (i) ratify any new rules made by the strata corporation since the last annual general meeting;
 - (j) report on insurance coverage in accordance with section 154 of the Act, if the meeting is an annual general meeting;
 - (k) approve the budget for the coming year, in accordance with section 103 of the Act, if the meeting is an annual general meeting;
 - (l) deal with new business, including any matters about which notice has been given under section 45 of the Act.
 - (m) elect a council if the meeting is an annual general meeting;
 - (n) terminate the meeting.

Division 6 – Pet Restrictions

Pet Restrictions

30. (1) Only one dog or one cat may be kept in any strata lot. The size of the dog is restricted to a maximum shoulder height of 24 inches from the ground while standing. All dogs must be licensed by the City of Surrey. Visitor's pets may not reside in a strata lot. The owner of a strata lot where a pet is kept is responsible for any mess or damage caused by the pet.
- (2) An owner, tenant, or occupant must register any pet with the strata council, by providing a written statement, signed by the owner, tenant or occupant, giving the breed, colour, sex and name of the pet, the strata lot number where the pet is kept, the license number of the pet, and name and telephone number of the pet owner. Owners, tenants, or occupants who already keep pets shall notify the strata council immediately. The strata council may, from time to time, review registrations.
- (3) An owner, tenant, occupant or visitor may not keep, in a strata lot or on the common property, any pet listed on the City of Surrey's 'vicious dog' list, nor any endangered or exotic species, nor any rodents, reptiles or other creatures that may cause noise, noxious odors, nuisance or other concerns to residents.
- (4) Pets must not be permitted to urinate or defecate on the common property or common assets of the strata corporation. If this occurs the pet owner must immediately and completely remove all of the pet's waste in a sanitary manner. For the purposes of this section, 'pet owner' includes any person who has the pet in his custody at the time.

Division 7 – Moves In and Out of Strata Lots (change of occupancy)

Booking of Moves

31. (1) Moves into or out of a strata lot, or between strata lots within a strata plan must be booked with the building manager at least 48 hours in advance. A move may be booked for any day.
- (2) Moves in or out may begin no earlier than 9 am. And must be completed no later than 5 p.m. A period of 2 hours will be booked for each move. A 'late fine' of \$25.00 will be charged for each hour or part thereof that a move exceeds the 2-hour time period scheduled.

Move-In Fee

32. (1) Owners must pay the Strata Corporation a move-in fee of \$150.00 on each occasion where there is a change of occupancy, and the incoming occupant moves furniture or furnishings. This fee is due and payable immediately upon move-in.
- (2) A move or change of residency involving the moving of furniture or furnishings within the building, i.e. 'suite to suite', will be subject to a move-in fee of \$50.00.

Division 8 – Right of Owners to Rent Strata Lots

Note: this Bylaws was originally adopted on March 22, 2000 and registered as Number 133 of "Observatory I, Strata Plan LMS 2093 Bylaws"

Rental of Strata Lots

33. (1) An owner who rents or leases their strata lot shall provide the strata corporation with a Form K (formerly Form D-Tenant's Undertaking), prior to the occupancy of the strata lot by the tenant.
- (2) Effective June 1, 2000, all strata lots purchased within the Observatory must be owner occupied.
 - (a) Any registered owner prior to the adoption of this bylaw 33 (formerly 133), shall be 'Grand Fathered' from this bylaw. Therefore, owners of record on the date this bylaw is passed will always be permitted to rent out their strata lots, but future owners will be prohibited from renting their strata lots.
 - (b) If an owner is prevented from leasing by bylaw 33 (2) (formerly 133 (2)), and hardship can be demonstrated, the owner may appeal to the strata council for permission to lease his strata lot, and the strata council must not unreasonably refuse.
- (3) This bylaw shall not affect any owners of Phase II until after the deposit of the strata plan for Phase II of the development, and then only by a special resolution.

Division 9 – Corporate Common Seal

Corporate Common Seal

34. (1) The strata corporation shall have a common seal, which shall not be used except by authority of the Council previously given, and in the presence of the members of the strata council or at least two members of it, who shall sign every instrument to which the seal is affixed.

Division 10 – Voluntary Dispute Resolution

Voluntary Dispute Resolution

35. (1) A dispute among owner, tenants, the strata corporation, or any combination of them may be referred to a dispute resolution committee by a party to the dispute if
 - (a) all parties to the dispute consent,
 - (b) the dispute involves the Act, the regulations, the bylaws or the rules.
- (2) A dispute resolution committee consists of
 - (a) one owner of the strata corporation nominated by each of the disputing parties, and one owner chosen to chair the committee by the persons nominated by the disputing parties, or
 - (b) any number of persons consented to, or chosen by a method that is consented to by all the disputing parties.
- (3) The dispute resolution committee must attempt to help the disputing parties to voluntarily end the dispute.

OBSERVATORY – LMS 2093 – BYLAW ADDITIONS

Bylaw 21 – Bylaw Amendment

Be it resolved as a $\frac{3}{4}$ Vote of the Owners of Strata Plan LMS 2093, THE OBSERVATORY, that the Strata Corporation's Bylaws, specifically Division 1, Bylaw 21 be amended by adding sections (3) and (4) as follows:

21. Spending Restrictions

- (3) The Strata Corporation may acquire personal property for the use of the strata corporation.
- (4) Despite subsection (3), the strata corporation must obtain prior approval by a resolution passed by a $\frac{3}{4}$ vote at an annual or special general meeting of an acquisition or disposal of personal property if the personal property has a market value of more than \$2,500.

Bylaw 8 – Bylaw Amendment

Be it resolved as a $\frac{3}{4}$ Vote of the Owners of Strata Plan LMS 2093, THE OBSERVATORY, that the Strata Corporation's Bylaws, specifically Division 1, specifically Bylaw #8 be amended as follows:

Division 1 – Duties of Owners, Tenants, Occupants and Visitors

8. Renovations

- (1) Owners are required to provide council with a copy of the Contractors insurance coverage (minimum of \$2,000,000 liability) along with the security deposit.
- (2) All renovations, once approved must be completed within three weeks of commencement of the renovations unless written permission from Council to extend is obtained.
- (3) Any renovation, alteration or installation work which may disturb other residents must be done during weekdays, Monday to Friday between the hours of 8:30 a.m. and 4:30 p.m., Saturdays between the hours of 10:00 a.m. and 5:00 p.m., and are not permitted on statutory holidays.
 - (a) Trade and delivery vehicles are not allowed to be parked in the Visitor's Parking area, or in the driveways.
 - (b) Work is not allowed to be carried out in the common area, only the suite.
 - (c) No debris is to be left in any common or limited common area, including elevator. All "mess" is to be cleaned up immediately.
 - (d) All construction material is to be removed from the building completely at owner's expense, not placed in the garbage room or in any of the garbage containers (garbage compactor or recycling bins).
 - (e) Seven (7) days notice to Resident Manager is required before any water shut-off can be undertaken. Whenever possible, it is requested that the plumber for the building be used.
 - (f) The prior permission of council is required before undertaking any alterations to common floors, ceilings, walls, electrical or plumbing systems. Appropriate studies to be carried out before final approval can be given. All reviews of such application will only be considered at regular council meetings (no rush application allowed).
 - (g) Fines can be imposed at the discretion of council should any of the bylaws or rules not be adhered to.

RULES FOR THE OBSERVATORY

In accordance with the Strata Property Act, Section 125 (6), a Rule ceases to have effect at the first Annual General Meeting held after it is made, unless the Rule is ratified by a Resolution passed by a majority vote.

At the September 9, 2008 Strata Council meeting, it was MOVED/SECONDED and CARRIED to approve revising the Strata Corporation Rules as noted below. As per section 125 (1), (6)** and (7)*** of the Strata Property Act, effective immediately the Rules must be ratified by the Owners and become effective immediately upon passing of the Majority Vote Resolution.*

THE OBSERVATORY – LMS 2093 RULES

(Revised Sept 9, 2008)

Rules are put in place to govern the use, safety and condition of the common property and common assets and the safety of the complex, for the benefit of all residents.

Failure to observe these Rules may result in a fine of up to \$50 as per the Bylaws. Repeat offences will result in doubling of fines until a settlement is reached.

It is suggested and recommended that you familiarize yourself with the Bylaws and Rules of the Strata Corporation.

SECTION I – SECURITY

1. When entering the building, do not hold the door open for a person behind you, unless you know that person to be a resident. Tell anyone unfamiliar to you that they must use a key fob or the Enterphone to gain entry. BE FIRM.
2. Do not admit canvassers, solicitors or advertisers, or unidentified persons into the building for any reason or excuse.
3. Be certain you know who is calling on your Enterphone before buzzing them in. Use your TV Channel 116 to check the person if you are in any doubt. If using digital cable, please use Channel 399.
4. When entering or exiting the parkade, drivers must stop and wait for the security gates to close behind them before proceeding. Do not allow another vehicle to follow you in or out.

SECTION II – SAFETY

5. Drivers must observe the posted speed limit of 10km/hr (dead slow) in the Parkade.
6. Use of rollerblades and skateboards is prohibited in all common areas, parking areas and driveways.
7. Residents shall not keep or store highly combustible products such as gasoline anywhere on the premises.
8. Fire alarms are to be activated ONLY in the case of fire or other emergency. The cost of the Fire Department or Police response to a false alarm will be assessed to the perpetrator of the false alarm.
9. No live Christmas trees are permitted anywhere on the premises due to Fire Department regulations and Insurance Company stipulations.
10. Christmas and seasonal lights are ONLY permitted between December 1 and January 31 and must only be attached to the balcony metal railing without drilling any holes.

SECTION III – USE OF PREMISES

11. SMOKING is prohibited in all common areas, including, the lobbies, hallways, elevators, stairwells, parking areas, storage areas, activity room, spa, sauna and exercise room .Throwing of cigarette butts or litter from balconies is strictly forbidden. (Please respect your neighbours).
12. There are strict regulations regarding PETS living or visiting The Observatory in accordance with the Strata Corporation's Bylaws. Please ensure you have properly registered your pet with the manager in case of emergency.

Vehicle Parking

13. Washing of cars is not permitted on Strata property.
14. Mechanical work of any kind on any vehicle is not permitted in the Visitor Parking area or in residents' assigned stalls.

Resident Parking Area

15. Residents must park in their assigned stalls.
16. Residents who wish to park an unlicensed vehicle in their assigned parking space must provide the Council with a copy of Storage Insurance including Third Party Liability to \$1 Million. Vehicles must be in full working order at all times, and storage certificate visible in window.
17. Residents requiring parking stalls at the Resident Parking Area may apply to the strata corporation for the lease of a strata-parking stall for a monthly fee of \$45. Availability is on first come first serve basis as per the Waiting List administered by the Council. The lease is executed between the unit owner and the strata corporation.

Visitor Parking Area

18. Resident and Unlicensed Vehicles are prohibited from parking in the Visitor Parking Area.
19. Non-Residents are not permitted to use any Visitor Parking Stalls as a daily or regular parking lot for convenience. Non-residents regularly leaving the Observatory with their vehicles parked at visitor parking area are deemed to be in breach of this rule. Vehicles will be towed without notice as per #23.
20. Display Permit / Pass - All vehicles in the Visitor Parking area must display on the dash or rear-view mirror in plain view, a Visitor's Parking Permit or valid Long Term Permit.
21. A Long Term Permit for \$20 valid for 2 weeks parking can be issued to visitors requiring temporary longer-term parking at the visitors parking area. The Permit is renewable but subject to availability and/or Council's approval.
22. Overnight Parking Rule – Guest vehicles parking at the Visitor Parking area for more than three consecutive nights are required to apply for a Long Term Permit.
23. Vehicles in breach of any vehicle parking rules will be towed by the towing contractor without notice and at the Owner's expense. Owners in breach of the parking rules will also be subject to fines as per the Strata By-Laws.
24. The resident providing the Visitor Parking Permit shall be responsible for any mess (leaking fluids or litter) left by the visitor's vehicle.

Recreational Facilities

25. The recreational facilities are for the exclusive use of residents and their invited guests. They should be used only in the manner for which they are intended and designed.
26. Children under the age of 14 must be supervised by an adult resident at all times when in the recreation areas.
27. The Strata Corporation is not responsible for loss of personal property or for injury or death resulting from the use of the spa facilities or exercise equipment.
28. No boisterous activity, loud music, or rough play is permitted.
29. No food or drinks are permitted in the recreation areas (hot tub, sauna or weight room).
30. No glassware, glass bottles or other breakable items are permitted in the recreation areas.
31. The Activity Room is for the exclusive use of residents and their invited guests. It may not be used for any commercial function except when it is deemed to be beneficial to all residents by the Strata Council or management.
32. The Activity Room may be booked for private functions between the hours of 8:00 a.m. and 10:30 p.m. The event must be terminated by 10:30 p.m. and the Activity room vacated by 11:00 p.m.

33. A damage deposit of \$50.00 is required at the time of booking and will be returned if there is no damage to the Activity Room or its contents, and no violation of posted Activity room Rules.
34. A checklist is to be completed with the Resident Manager before and after the event.
35. The resident booking the Activity Room is totally responsible for enforcing the NO SMOKING and other Rules.
36. All individuals must take a shower before entering the spa and sauna.
37. Swimwear must be worn in the spa, sauna and steam room. Cut-offs and shirts are not permitted.
38. Any person having an apparent skin disease, sore, inflamed eye, cough, cold, nasal or ear discharge, or any communicable disease is excluded from the spa, sauna and steam room and exercise room.
39. Windows in the spa area are not to be opened.

Garbage

40. All garbage must be securely contained and placed in the compactor in the garbage room on the main floor. Do not place any GARBAGE in the RECYCLING or managers' trailer.
41. Large cardboard cartons must be broken down, flattened, and placed in the recycling room bin (BFI) near the managers' trailer.
42. All recyclable items are to be placed in the designated bins in the Garbage Room.

Balconies

43. Balconies must not be used for storage, with the exception of patio furniture.
44. Washing of balconies only to be done on rainy days to avoid making a mess to your neighbours below. All standing water must be mopped up and not drained from scrubber. Please consider your neighbours below.
45. No hibachis or briquette barbecues are permitted. (LPG-propane BBQ's permitted)
46. No hooks or fasteners are to be mounted to balcony ceilings.
47. Flower pots and planters must be inside the balcony – not on top of or outside the railing. Plant risers must be used to create airflow between the planter and the balcony floor.
48. No signs, clothing, personal effects or other items may be hung on the interior or exterior of balconies.

Bicycles

49. Bicycles are permitted in the strata lot owners' underground parking stalls.
50. Bicycles must be stored in your storage locker, your personal parking stall or residence.

General

51. Personal items such as mops, brooms, shoes, etc. may not be left outside the apartment in the hallway, stairways and vehicle stalls. They are to be kept inside the apartment or stored in the lockers.
52. Doormats are not permitted in the hallway outside the apartment door.
53. Personal items or maintenance supplies may not be stored in vehicle stalls, all garbage in stalls must be removed by the owner.
54. All stairways are to be kept clear and free of debris or personal items at all times.
55. Report any and all suspicious activities directly to the RCMP (911) or Resident Manager without delay.
56. Immediately report any loss of fobs or personal effects to the resident manager to assist with recovery and cancellation of building access.
57. Forwarding or acceptance of all mail to be conducted only by Canada Post and its employees.

The Strata Corporation is not responsible for loss of personal property or for injury resulting from failure to observe and acknowledge the above rules.