

- 40.10 A resident or visitor operating a vehicle in the parking areas must activate the vehicle's headlights and not exceed 10 km/hour.
- 40.11 A resident or visitor must not smoke while in the parking area including inside a vehicle.
- 40.12 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.
- 40.13 A resident must not park or store any vehicle that drips automotive fluids (oil, gasoline, antifreeze, transmission fluid, brake fluid etc.). A resident must remove any dripped oil, gasoline or other automotive residue.
- 40-14 Vehicles leaking excessive automotive fluids (oil, gasoline, antifreeze, transmission fluid, brake fluid etc.) must be repaired in a timely manner. Owners of vehicles shall, at the Strata Corporations notification, clean up all drippings, or on failure to do so with 7 days notice, shall be assessed the cost of the clean-up.
- 40.15 No carpets, cardboard or any flammable materials shall be placed under vehicles.
- 40.16 No goods other than automotive vehicles shall be kept in parking stalls.
- 40.17 Parking in the stalls designated "Visitors" shall be for short-term visitors use only, and not for use by residents. All violators, including any resident parking in a visitor designated stall, will be removed by a Towing Company at the vehicle owner's sole expense.
- 40.18 A resident must not store recreational vehicles on common property, limited common property or land that is a common asset without obtaining prior written approval of council.

A resident who has been granted permission to store a recreational vehicle must store the recreational vehicle in one of the parking spaces numbered one (1) to twenty (20) located on the east side of P2 parking level ("Recreational Vehicle Stalls")

A resident who has been granted permission to store a recreational vehicle must pay the strata corporation a monthly fee as provided from time to time in the rules.

A recreational vehicle parked in contravention of this bylaw 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.

- 40.19 Up to ten of the Recreation Vehicle Stalls, namely, parking stalls numbered four (4) and seven (7) through fifteen (15) inclusive, if not required for the parking of recreational vehicles pursuant to bylaw 1, are reserved for visitor parking and shall be designated "permit use only". Vehicles parked in visitor parking stalls must display the Visitor Parking Pass issued by the Strata Corporation. Vehicles failing to display the Visitor Parking Pass may be towed from the property at the vehicle owner's expense.

- 40.20. Bicycles are strictly prohibited from being taken through the common area lobby, hallways and in elevators.

### **Moving**

#### **41. Moving in/out procedures**

- 41.1 An owner must conform and ensure that any tenants conform to the Move In and Move Out rules established by council from time to time.
- 41.2 A resident must provide notice to the strata corporation of all moving arrangements at least 48 hours before the moving date. All moves must take place between 9:00 a.m. and 6:00 p.m., Monday through Friday and 10:00 a.m. to 5:00 p.m. on Saturdays, Sundays and statutory holidays.
- 41.3 A resident using the elevator during a move must ensure that the **ELEVATOR SERVICE KEY** is used to control the elevator and the doors not jammed open in any manner.
- 41.4 A resident must ensure that the lobby doors are not left open, ajar or unattended and that furniture is not left piled in the lobby area.
- 41.5 A resident must ensure that all common areas are left damage free, clean and all hallways and lobby areas vacuumed immediately upon completion of the move.
- 41.6 A resident contravening any of bylaws 41.1 to 41.5 (inclusive) shall be subject to a fine of **\$200.00**.

### **Appearance of strata lots**

#### **42. Cleanliness**

- 42.1 A resident must not allow a strata lot to become unsanitary or untidy. Rubbish, dust, garbage, boxes, packing cases and other similar refuse must not be thrown, piled or stored in the strata lot or on common property. Any expenses incurred by the strata corporation to remove such refuse will be charged to the strata lot owner.
- 42.2 A resident must ensure that ordinary household refuse and garbage is securely wrapped and placed in the containers provided for that purpose, recyclable material is kept in designated areas and material other than recyclable or ordinary household refuse and garbage is removed appropriately.

## **Rentals**

### **43. Residential rentals**

- 43.1 Prior to possession of a strata lot by a tenant, an owner must deliver to the tenant the current bylaws and rules of the strata corporation and a Notice of Tenant's Responsibilities in Form K.
- 43.2 Within two weeks of renting a strata lot, the landlord must give the strata corporation a copy of the Form K - Notice of Tenant's Responsibilities signed by the tenant, in accordance with section 146 of the Act.

## **Visitors and Children**

### **44. Children and supervision**

- 44.1 Residents are responsible for the conduct of visitors including ensuring that noise is kept at a level, in the sole determination of a majority of the council, that will not disturb the rights of quiet enjoyment of others.
- 44.2 Residents are responsible for the conduct of children residing in their strata lot, including ensuring that noise is kept at a level, in the sole determination of a majority of the council, that will not disturb the quiet enjoyment of others.
- 44.3 Residents are responsible to assume liability for and properly supervise activities of children including, but not exhaustively, bicycling, skateboarding and hockey.

### **45. Miscellaneous**

- 45.1 A resident or visitor must not smoke on common property.
- 45.2 A resident must not use or store barbecues, other than propane or electric barbecues, on common property, including limited common property. A resident must only barbecue between 9:00 a.m. and 10:00 p.m., Sunday through Thursday, and 9:00 a.m. and 11:00 p.m. on Fridays and Saturdays.
- 45.3 A resident or visitor must not hinder or restrict sidewalks, entrances, exits, halls, passageways, stairways and other parts of the common property. Hindrance and restriction includes the keeping of personal items and garbage.
- 45.4 A resident or visitor must not wear or use inline skates and skateboards ANYWHERE in the building, including a strata lot.
- 45.5 A resident must not permit any person to play or loiter in the garden areas, on common property or on land that is a common asset, unless such common property or common asset is a playground.

- 45.6 A resident or visitor must not use common property electrical outlets with the exception of parking area outlets used while vacuuming a vehicle.
- 45.7 Subject to bylaw 37.1, a resident must not erect or display or permit to be erected or displayed any signs, fences, billboards, placards, advertising, notices or other fixtures of any kind on the common property or in a strata lot, unless authorized by the council. This shall include exterior painting and the addition of wood, ironwork, concrete or other materials.
- 45.8 A resident may post notices on the designated bulletin board, subject to being removed by the council if deemed inappropriate or posted for in excess of one week.
- 45.9 A resident must ensure that all entrance doors to strata lots are kept closed and kitchen extract fans are used when cooking.
- 45.10 A resident or visitor must not shake rugs, carpets, mops or dusters of any kind from any balcony, window, stairway or other part of a strata lot or common property.
- 45.11 Prior to installing any balcony/patio shade, drape and/or coverings, the owner must obtain the approval of Council. Council will require a written request for approval which must include a full description of the intended installation.
- 45.12 A resident must ensure that no air conditioning units, laundry, flags, clothing, bedding or other articles are hung or displayed from windows, balconies or other parts of the building so that they are visible from the outside of the building. Any item, other than standard patio furniture, planters and hanging baskets, stored on balconies/patios must not be visible by the General Public from street level.
- 45.13 A resident must not display or erect fixtures, poles, clotheslines, racks, storage sheds and similar structures permanently or temporarily on limited common property, common property or land that is a common asset. Despite the foregoing, the placing of items on the limited common property balconies or patio areas shall be limited to free standing, self contained planter boxes or containers, summer furniture and accessories.
- 45.14 A resident who installs Christmas lights must install them after December 1st of the year approaching Christmas and must remove them before January 15th of the year following Christmas.
- 45.15 No material substance, especially burning material such as cigarettes or matches, shall be thrown out, or be permitted to fall out of any window, door, balcony, stairway, passage or other part of a strata lot, common and/or limited common property.
- 45.16 The Council may make an unapproved expenditure from the operating fund, if the unapproved expenditure, together with all other unapproved expenditures for the same fiscal year is less than \$5,000.00.

*Strata Property Act*  
**Form I**  
**AMENDMENT TO BYLAWS**  
*(Section 128)*


The Owners, Strata Plan NW 1990 [the registration number of the strata plan] certify that the following or attached amendments to the bylaws of the strata corporation were approved by a resolution passed in accordance with section 128 of the *Strata Property Act* at an annual or special general meeting held on NOVEMBER 28, 2005 [month day, year]\*:

*[wording of bylaw amendment]*

(Move In Bylaw)

BE IT RESOLVED THAT...

A move-in fee of \$100.00 shall be charged to a strata lot owner. Owners of investment units shall be charged for each tenant move-in.

  
\_\_\_\_\_  
Signature of Council Member

  
\_\_\_\_\_  
Signature of Second Council Member (not required if council consists of only one member)

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\* Section 128 (3) of the Act provides that an Amendment to Bylaws must be filed in the land title office within 60 days of the amendment being approved.

# CONCORDE PLACE

## Rules and Regulations of Common Facilities

1. Exercise Room

Hours: 8:00 A.M. - 10:00 P.M.

If you are aware of a malfunction in any of the gym equipment, please advise the Manager immediately.

2. Recreation Room

Hours: 8:00 A.M. - 10:00 P.M.

Tenants and Owners must reserve a time to use the pool table in the reservation book prior to using the table. All use is on a schedule basis. From time to time, the Recreation Room will be used for meetings between the Owners and Management, and such meetings may be called without prior notice to the Tenants.

3. Jacuzzi & Sauna Room

Hours: 8:00 A.M. - 10:00 P.M.

Only bathing suits must be worn in this facility. No shorts of any kind (example, basketball shorts, cut-offs), or T-shirts, etc., are permitted.

No food or drinks of any kind are permitted in this area.

All persons using the Jacuzzi must shower prior to entering the pool. No soap of any kind is to be used in this area. No diving into the Jacuzzi is permitted.

4. Outdoor Swimming Pool (This is not a public pool)

Hours: 9:00 A.M. - 10:00 P.M.

Adults only from 7:00 P.M. to pool closing time.

Except on "Family Night" when children are permitted after 7:00 P.M. until closing time provided they are accompanied by a parent/guardian. Family Night is Wednesdays, Saturdays and Sundays.