

CARLYLE – STRATA PLAN BCS 3832

RULES

Ratified at the AGM held August 15, 2012

Ratified at the AGM held October 27, 2016

The following rules are created in accordance with Part 7 of the Strata Property Act and the Registered Bylaws of Strata Plan BCS 3832. Together with the bylaws already in effect these additional regulations apply to the Carlyle complex and must be complied with at all times.

Contravention or non-compliance with the rules may result in a fine of up to a maximum of \$50.00 for each offence, in accordance with the bylaws of the Strata Corporation.

1. Moving in and out

- a) All moves shall be booked at least 3 business days in advance with the Site Manager, Ben 604-522-9444, during regular business hours.
- b) Only 1 move may be scheduled on any given day.
- c) Moves may be scheduled to occur between the hours of 9:00 am to 3:00 pm, Seven (7) days per week.
- d) A move-in fee of \$250 will apply to each new owner/tenant/resident who moves into The Carlyle.
- e) For security reasons, all unattended building entrance doors must be kept closed and locked during the move.
- f) The front door must be monitored at all times. Failure to do so may result in a fine being applied.
- g) NO HOUSEHOLD GARBAGE IS TO BE LEFT ON THE PREMISES. If any resident is deemed responsible for dumping household garbage, the owner of the suite will be charged the removal fee.
- h) Moves must be finished by the end time indicated herein (3:00 pm) and moving after that time will receive the maximum fine as allowed in the Strata Property Act.

[Amended: August 10, 2016]

2. Building Inspections

Building inspectors are required to give the Site Manager 48 business hours notice if they want access to mechanical rooms or other locked common property which requires the Site Manager's presence.

3. Access cards and fobs

- a) Access cards or fobs, in addition to those provided upon closing, are \$75.00 per fob. A maximum of 4 fobs are allowed per strata lot.

b) Failure to comply with the bylaws and rules for any of the amenity rooms may result in Fob access being revoked.

4. Smoking and alcohol consumption

Smoking is not allowed in any common property areas of the buildings. Alcoholic consumption is not allowed in any common property areas of the buildings except it is allowed for exclusive function in the lounge/games room and media room as long as proper licenses/liability insurance is obtained.

5. Roller blades, roller skates, skate boards

Roller blades, roller skates, and skate boards shall not be used in the common areas of the buildings.

6. Speed Limit

Residents shall not drive, or allow any other person to drive, a vehicle in excess of 10 km/h in the parkade.

7. Parking & Visitors Parking Permits

a) Visitors Parking stalls are available on a first come first serve basis and there are no in-and-out provisions. Visitors Parking Permits will only be issued to the resident on behalf of their visitor.

b) Each unit owner will be supplied with one (2) visitor parking permit. A replacement will result in a charge of \$15.

c) The Visitors Parking Permit must be displayed on the dash board of the vehicle. Vehicles parked in contravention of the visitor parking rules will be towed without warning.

d) Parking in other than your assigned stall or in any unauthorized location will result in your vehicle being towed without warning at the owner's cost.

e) Motor bikes and scooters are not allowed to be parked in any unauthorized location. They will be towed without warning at the owner's cost.

f) Drivers of all vehicles entering or leaving the garage must wait to visibly ensure that the gate has closed behind them before driving away. Drivers must not drive around or pass anyone who is waiting at the gate in compliance with this Rule.

8. Garbage & cardboard waste

- a) Only ordinary household refuse and garbage shall be deposited in the garbage compactor located on level 1. All other items should be disposed of away from the building by residents at their own expense.
- b) All cardboard shall be deposited in the cardboard recycling bins located at level 1.

9. Illegal activity

Illegal activity is not permitted within the Carlyle complex or its grounds. All suspected illegal activity shall be reported to the police.

10. Guest Suites

- a) The use of guest suites is restricted to guests of residents only. Non-resident owners may not book guest suites.
- b) Bookings must be made through the (Strata Agent/Council Rep). Booking of suites is permitted no more than 2 months in advance.
- c) Rental rates are **\$60.00** per night for Guest Suites, with a refundable safety/damage deposit of \$200.00. Proof of residency and picture identification is required.
- d) Check in/ Check out times shall be pre-arranged at least 5 business days in advance. Residents must send their requests to the Strata Manager. Residents will be contacted by Council to arrange for check in / check out.
- e) The rental of a guest suite is allowed to a maximum of 7 consecutive days per strata lot, per occasion. Longer periods may be permitted, but need prior approval of the strata council.
- f) Guest units not sufficiently cleaned will result in a cleaning charge to be applied to the owner's strata lot.
- g) No pets are allowed in the guest suites.

11. Parkade Rules

- a) All visitors must display a valid visitor parking permit on the dash.
- b) Visitor parking permits are only valid for a 72 hour period. Parking stalls may not be reserved.
- c) Parking in the stalls located in the front of the building is for 30-minutes only.

- d) All Residents MUST wait for the gate to close behind them. This applies to both entering and exiting the parkade.

12. GENERAL RULES FOR AMENITIES

Fitness Room - 5:00am-Midnight Daily

Lounge/Games Room - Sun-Thurs: 9:00am – Midnight / Fri & Sat: 9:00am – 1:00am

- a) Amenities are for the use of residents and accompanying guests only.
- b) Non-resident owners cannot book amenities for their exclusive use.
- c) No commercial activity is permitted in any of the amenities.

*Exclusive use and extended hours for the lounge may be permitted by pre-approval of the Strata Council. Rental rates for exclusive use **are \$75.00** per booking for a 5 hour period, with a refundable safety deposit of \$200.00.

13. Pet Rules

(a) An owner of a pet shall not permit the pet to urinate or defecate on the common property, and if any pet does urinate or defecate on the common property, the owner shall immediately and completely remove all of the pet's waste from the common property and dispose of it in a waste container or by some other sanitary means.

(b) An owner, tenant or occupant whose guest or invitee brings an animal or pet onto the common property shall ensure that the guest or invitee complies with all requirements of the bylaws and rules as they relate to animals and shall perform all of the duties and obligations with respect to that animal or pet as set out in the bylaws and rules.

(c) No owner, tenant or occupant shall permit its pet to interfere with any other person, pet or object, or permit its pet to disturb any other owner, tenant or occupant with uncontrolled barking or howling.

(d) All pets must be on a leash or in a carrier box when on the common property.

(e) All owners must conform to City of New Westminster pet bylaws. Please refer to the City's website for further information.

14. Fitness Room

- a) Hours of Operation: 5:00am – Midnight

****ALARM WILL SOUND BEYOND THESE TIMES IF ANYONE IS IN THE ROOM****

- b) Age restriction: users of the Fitness Room must be at least 14 years old. No exceptions.
- c) Guest Use: guests of owners and occupants may use the Fitness Room when accompanied by the owner or occupant.
- d) Hygiene: please wipe down the equipment after use.
- e) No pets are permitted at any time in the fitness room
- f) No food or alcohol beverages are permitted in the fitness room

15. Renovations and Suite Alterations

- a) Any and all alterations to the suite must first be approved by Council. Submit your request to the Strata Manager
- b) Renovations can only be conducted between the hours of 8AM and 7PM. Monday to Saturday

16. SECURITY MEASURES

- 1. Closed circuit television and video surveillance are installed in the following common areas of the building: building entrances, lobbies, amenity room, fitness room, residential garbage area. The system operates 24 hours a day and the Strata Corporation collects data from the closed circuit television and video surveillance.
- 2. The Strata Corporation collects data with respect to the usage of each security fob programmed for use at Strata Plan BCS 3888.
- 3. The video files and/or security fob usage records will be used only for the purposes of law enforcement and/or for the enforcement of those Strata Corporation Bylaws and Rules which relate to the safety and security of the building and its occupants.
- 4. In installing and/or maintaining the systems described herein, the Strata Corporation makes no representations or guarantees that any of the systems will be fully operational at all times. The Strata Corporation is not responsible or liable to any Owner, tenant, occupant or visitor in any capacity (including a failure to maintain, repair, replace, locate or monitor any of the systems, whether arising from negligence or otherwise) for personal security or personal property in any area monitored by any of the systems.