

THE ESPLANADE - BCS 2787
Parkade - Vehicles and Parking
(Effective September 1, 2008)

- (1) An owner shall use the parking space(s) which has (have) been specifically assigned to their strata lot, save and except for private arrangements with other owners for the use of parking spaces assigned to such other owners.
- (2) No oil changes, repairs or adjustments to motor vehicles or other mechanical equipment shall be carried out on limited common or common property.
- (3) The parking spaces assigned to a strata lot shall not be rented or leased to non-residents.
- (4) No vehicle shall park in a manner which will reduce the width of the garage roadway or another strata lot's assigned parking space.
- (5) Only currently insured vehicles are permitted on the parking stalls.
- (6) Unlicensed vehicles: storage insurance with third party liability is the minimum acceptable coverage. Proof of insurance (i.e. copy of the policy) must be forwarded to the Strata Management office.
- (7) Vehicles dripping oil or other fluids must be removed until repairs are made to resolve the problem. The owner assigned to the stall is responsible for cleaning the parking stall. Failure to comply with this requirement will result in the Strata Council arranging for the clean-up at the owner's expense.
- (8) Parking stalls shall be kept in a clean and tidy condition by the user and shall not be used for storage or for keeping items that are not specifically permitted by the Council or by rules.
- (9) The maximum speed limit in the parkade is 5KM/HR; fines may be imposed for excess speed.
- (10) Upon entering or exiting the parkade, residents/occupants must wait until the gate completely closes behind them.
- (11) All guests must visibly display a valid parking pass. Written notes are not acceptable. Any vehicle not displaying a pass will be towed at the vehicle owner's expense without notice.
- (12) Visitors may not park in the visitor parking stall for a period of longer than 42 hours in a week. If a resident has a guest staying longer than 48 hours, the resident must contact a member of the Strata Council or an appointed parking supervisor to advise how long the guest will be staying and confirm a departure date.
- (13) Visitor parking stalls are for short term parking only and Strata Council has the right to disallow lengthy stay for visitors.
- (14) Replacement Tags (both residential and visitor) is \$20 each.

THE ESPLANADE - BCS 2787
MOVING IN / OUT RULES
(Effective September 1, 2008)

MOVE IN / MOVE OUT

- (1) All residents must conform to the Move In / Move Out Bylaws.
- (2) Any moving of large household items must be coordinated through the building custodian or a council designated person at least 7 working days in advance. Where the building custodian will arrange elevator access, as well as, the pre/post delivery inspection of all common areas involved by the building custodian.
- (3) All moves must take place between the hours of 8:00 AM and 4:00 PM. Any unauthorized moves may result in the imposition of a fine at the discretion of council.
- (4) A \$100.00 move in move out fee will be applied to all moves between the hours of 8:00 AM and 4:00 PM Monday through Friday.
- (5) A \$200.00 move in move out fee will be applied to all moves between the hours of 8:00 AM and 12:00 PM on Saturday, Sunday and all statutory holiday.
- (6) There shall be no moves outside those hours indicated in clause (4) and (5).
- (7) All moves in the tower block must be made only through the back entrance through the loading dock at the back alley. No items are permitted to be transported via the Esplanade entrance of the front lobby, the 3rd floor side entrance by the Amenity room, or any of the parkade levels.
- (8) A resident must ensure that the lobby doors are not left open, ajar or unattended at all time.
- (9) 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.
- (10) Booking fee applies also to moving from one suite to another in the building.
- (11) Any unauthorized moves may result in the imposition of a fine at the discretion of the Council.

AMENITY ROOM USAGE RULES

Usage of the Amenity Room at The Esplanade – BCS 2787 is a privilege. Please respect your property and other owners/tenants by following the rules.

1. A refundable security deposit of \$250 is also required. Cheques are acceptable, but subject to additional fees for non-sufficient funds. Cheques should be made payable to Strata Plan BCS 2787.
2. Two week advance notice required for booking the Amenity Room. Payment of damage deposit to be provided at that time.
3. Booking will only be provided to owners and tenants. Notice of the function will be posted on the Amenity room as necessary.
4. Booking are limited to a maximum of 6 hours (3 blocks of two hours each), multiple booking are not allowed and are subject to availability.
5. The Amenity Room closes at 11:00 PM and this applies to all bookings and other usages.
6. ALL other activities are restricted to the Amenity Room unless otherwise agreed upon by the Strata Council.
7. The maximum number of guests for the Amenity Room is 25, and no pets are allowed in the amenity at all time.
8. The person who signs this usage agreement is responsible for preventing any damage to walls, carpets, ceilings, tables, chairs, kitchen, bathroom, equipment, windows, doors, and any other common assets and common property. Any damage resulting from your activities will result in partial or complete loss of your damage deposit. Future booking privileges may also be denied.
9. All garbage must be removed from the Amenity Room area receptacles and disposed of in the nearby dumpsters immediately after the event.
10. Any cleaning that the Strata Council has to address as a result of your activities will result in partial or complete loss of damage deposit.
11. When leaving, ensure all doors are locked, drapes are closed, and the lights and all other electrical appliance are off.

THE ESPLANADE – BCS 2787
SOCIAL ROOM / LIBRARY AGREEMENT

Please note: The Strata Corporation retains the right to impose fines and penalties under The Esplanade Bylaws as a result of bylaw or rule infractions which may occur during your rental activity.

Strata Unit:

Name of renter:

Date and Time requested:

Signature of renter:

Note: