

# **STRATA CORPORATION LMS-4241 "CRESCENT ONE"**

## **CLUBHOUSE RULES; Effective July 19th 2012**

### **Preamble**

By motion of Council, the following rules were made, seconded and carried at a regular meeting of the council, on the above noted date. These rules replace any such rules in effect on that date. These rules will be distributed to all owners of both Crescent One and Crescent Two. Owners will be asked to ratify these Clubhouse rules at the next A G M of Strata Corporation LMS-4241

The Clubhouse is the Common Property of the Owners of LMS-4241. By a standing agreement, the Clubhouse is available to all owners of Crescent Two, with the understanding that they will comply fully with these rules.

### **General Use of the Clubhouse.**

The Clubhouse may be used for any legal and moral activity, which an owner would normally carry on within the walls of their own unit. Council wishes that the Clubhouse is used to its full availability by the owners.

Any owner may use the Clubhouse within the dates and times listed in the rules, without reserving it for exclusive use. When an owner has been granted exclusive use of the Clubhouse, no other owner may enter the building.

# CLUBHOUSE RULES

- a. The Clubhouse and the grounds surrounding the building can be used by owners, 7 days a week, from 8.00 AM to 11.00 PM. written requests will be considered for extension of these hours.
- b. Pets are not allowed within the Clubhouse, or on the front or back lawns of the building.
- c. An owner must be in attendance at all times, if guests who are non-owners are present.
- d. There shall be NO SMOKING within the building
- e. Children under the age of 15 must be accompanied and supervised by an adult
- f. The sale of liquor within the building or on the lawns surrounding the building, must comply with the B.C. Liquor Board regulations.
- g. Noise and music levels must be maintained at acceptable standards at all times, so as not to interfere with the peace and lifestyle of the other owners.
- h. Inappropriate language and/or conduct within the Clubhouse will not be tolerated.
- i. Preference will be granted to owners for the usage of the clubhouse in the following order.
  - 1/ Strata Councils of Crescent one and two.
  - 2/ the Joint Committee of the above
  - 3/ the Social Committee of the above
  - 4/ Any Group of three or more owners, who wish to meet on a regular basis. (i.e. Bridge Club, Garden club etc.)
  - 5/ Individual owners
- j. Exclusive Use of the Clubhouse.

### **Statutory Holidays**

The Clubhouse cannot be used exclusively, on any Statutory Holiday, or the day before said holiday. (i.e. Dec.24<sup>th</sup> or 31<sup>st</sup>)

### **Fee for Permit**

The fee for an Exclusive Use Permit shall be \$ 50.00 per day, except when the clubhouse is to be used for commercial purposes, paid at the time that a request for exclusive use is presented. A permit for commercial use must be approved by Council and when approved, requires a \$250.00 per day fee. Said fee is not refundable under any circumstances.

The fee is payable to LMS-4241

### **Damage/ Clean-up Deposit**

In addition a deposit of \$300.00 shall be paid at the time of a request for exclusive use, and this fee shall be considered a deposit to be held against damages. This fee will be refunded minus the costs of any repairs or cleanup that is required. Strata Council shall have the final say as to the amount of this refund.

### **Owner to be Present**

The owner, who is granted an Exclusive Use permit, shall be present at all times while the Clubhouse is occupied under that permit. Said owner shall be fully responsible for all guests who are occupying the Clubhouse at that time. Said owner, has the right to politely advise all other owners that they hold an exclusive use permit and request that they respect the privacy of the permit holder.

### **Issuance of Exclusive Use Permit**

A request for an Exclusive Use Permit shall be directed at Strata Council of LMS 4241, through the volunteer owner, appointed by Council for this purpose. This person, so appointed, shall comply with all the rules as set forth herewith, and may not change any of these without the written approval of Strata Council of LMS 4241

### **Parking**

Holders of an Exclusive Use Permit are also granted the exclusive use of five (5) parking spaces, during the event they are holding. Three spaces in front of the building and two across the street from the building. Should guests arrive with more cars than these spaces allowed, the permit holder shall direct these guests to park outside of the complex.

**Cleanliness**

Owners who have held an event using an Exclusive Use permit shall return the building to its original state of cleanliness by not later than 11.00 AM the following day.

**Definition of "per day" and Maximum allowed**

The Exclusive Use fee of \$50.00 per day, covers a 15 hour period on the actual day specified on the agreement, the holder cannot enter the Clubhouse before 8.00 AM on the date specified to do any " set-up" or preparation for the event. If such is required an additional day must be paid for. The Maximum amount of consecutive days on one single permit will be three (3).

**Barbeque**

Use of the Barbeque, must be agreed to at the time of the permit request. An additional fee of \$10.00 per day to cover the use of NAURAL GAS will apply. In depth cleaning of the barbeque is required, and may result in a deduction from the deposit if not satisfactorily carried out by the permit holder.