









Presented by:
Beebe Cline - PREC

Hugh & McKinnon Realty Ltd.
Phone: 604-830-7458
www.whiterocklifestyles.com
bcline@shaw.ca



Active
R2206947
Board: F
Apartment/Condo

412 1442 FOSTER STREET

South Surrey White Rock
White Rock
V4B 3X7

Residential Attached

\$755,000 (LP)

(SP)



Sold Date: Frontage (feet): Original Price: **\$755,000**
Meas. Type: Frontage (metres): Approx. Year Built: **1986**
Depth / Size (ft.): Bedrooms: **2** Age: **31**
Lot Area (sq.ft.): **0.00** Bathrooms: **2** Zoning: **CR-1**
Flood Plain: **No** Full Baths: **2** Gross Taxes: **\$1,925.11**
Council Apprv?: **No** Half Baths: **0** For Tax Year: **2016**
Exposure: **Southeast** Maint. Fee: **\$496.00** Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **004-297-954**
Mgmt. Co's Name: **Crossroads Management** Tour:
Mgmt. Co's Phone: **604-578-4415**
View: **Yes: Pacific Ocean and Parkland**
Complex / Subdiv: **White Rock Square III**
Services Connected: **Electricity, Sanitary Sewer, Storm Sewer, Water**

Style of Home: Upper Unit	Total Parking: 1	Covered Parking: 1	Parking Access: Front
Construction: Concrete	Parking: Garage; Underground		Locker: Y
Exterior: Concrete			Dist. to School Bus: 2
Foundation: Concrete Perimeter	Reno. Year: 2000	Dist. to Public Transit: 1	Total Units in Strata: 102
Rain Screen:	R.I. Plumbing: No	Units in Development: 102	
Renovations: Partly	R.I. Fireplaces:	Title to Land: Freehold Strata	
Water Supply: City/Municipal	# of Fireplaces: 1	Property Disc.: Yes	
Fireplace Fuel: Gas - Natural		Fixtures Leased: No	
Fuel/Heating: Hot Water, Natural Gas, Radiant		Fixtures Rmvd: No	
Outdoor Area: None		Floor Finish: Hardwood, Tile	
Type of Roof: Torch-On			

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Gas, Heat, Hot Water, Management, Recreation Facility, Sewer, Snow removal, Water**
Legal: **PL NWS1874 LT 84 LD 36 SEC 10 TWP 1**

Amenities: **Elevator, Exercise Centre, Recreation Center, Sauna/Steam Room, Storage, Wheelchair Access**

Site Influences: **Adult Oriented, Central Location, Golf Course Nearby, Marina Nearby, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Drapes/Window Coverings, Garage Door Opener, Jetted Bathtub, Microwave, Pantry,**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	10' x 9'2	Main	Laundry	5'11 x 4'2			x
Main	Living Room	21'11 x 12'10			x			x
Main	Kitchen	15'1 x 9'9			x			x
Main	Dining Room	19'9 x 9'7			x			x
Main	Pantry	5'10 x 2'9			x			x
Main	Master Bedroom	14'7 x 11'5			x			x
Main	Walk-In Closet	11'7 x 6'11			x			x
Main	Bedroom	13'9 x 13'5			x			x
Main	Storage	5'1 x 4'7			x			
Main	Solarium	17'10 x 7'6			x			

Finished Floor (Main): 1,487	# of Rooms: 11	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	Crawl/Bsmt. Height:			1	Main	3	No	Barn:
Finished Floor (Below): 0	Restricted Age: 55+			2	Main	3	Yes	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets:	Cats: N	Dogs: N	3				Pool:
Finished Floor (Total): 1,487 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaw Restrict: Age Restrictions, Pets Not Allowed, Rentals Allwd w/Restrctns			5				Door Height:
Unfinished Floor: 0	Basement: None			6				
Grand Total: 1,487 sq. ft.				7				
				8				

Listing Broker(s): **Hugh & McKinnon Realty Ltd.**

Concrete Building, Corner, South East Exposure w/Ocean & Park views. Quiet, Spacious & Gracious Quality Lifestyle choice here, this 2 bdrm/2 bath is 1487 sq.feet. Kitchen w/window view sink, all surfaces Granite, walk in pantry, vac. system, new Thermal windows/w UV feature. Spacious laundry & storage rm in unit. Walk-in closet in Master 11'7x6'11 has ocean view & ensuite w/Tub/shower. Second Bedroom/bath w/jetted tub. Full size dining rm. Age: 55+ (spouse can be younger) Yes can rent unit to Family Member (parent or child) w/permission. No Pets & No Smoking Building. Enclosed Balcony/Sun-rm 120 sq.ft. Video tour avail. Strata fee \$496. Resident Caretaker, 1 parking #76+ Visitor parking avail. + Storage locker.



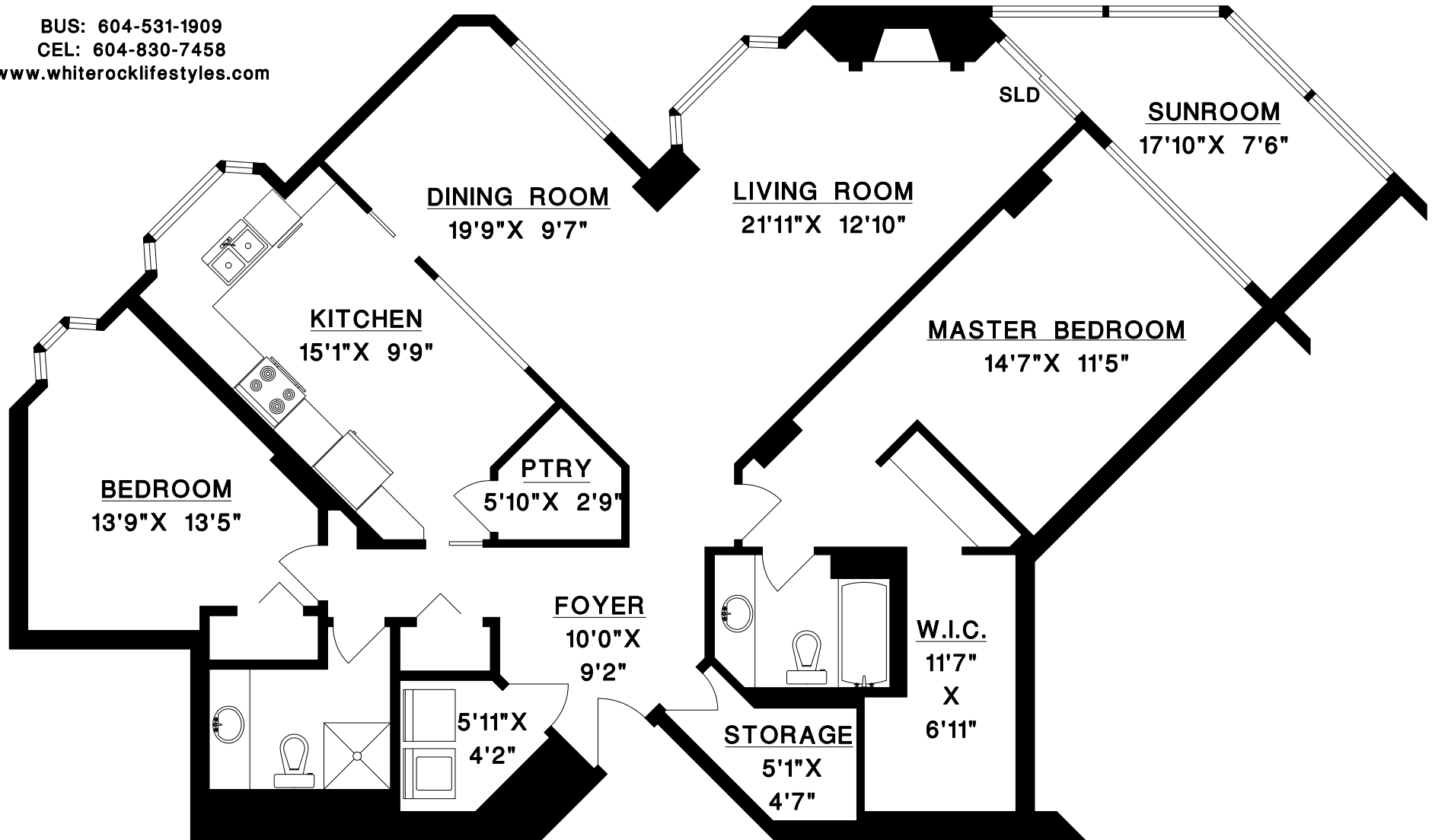
BEEBE CLINE

BUS: 604-531-1909

CEL: 604-830-7458

www.whiterocklifestyles.com

#412 - 1442 FOSTER STREET,
WHITE ROCK, B.C.



MAIN FLOOR

MAIN FLOOR	1487	SQ. FT.
FINISHED AREA	1487	SQ. FT.
SUN ROOM	120	SQ. FT.
TOTAL AREA	1607	SQ. FT.

*Area measurements taken
to center of all walls.



DRAWN BY: CN
DATE: SEPTEMBER 2017
REVISED:



Strata Property Act
FORM B
INFORMATION CERTIFICATE

(Section 59)

The Owners, Strata Plan NW 1874 certify that the information contained in this certificate with respect to Strata Lot 84, Unit 412, is correct as of the date of this certificate.

- (a) Monthly strata fees payable by the owner of the strata lot described above = **\$496.77**
- (b) Any amount owing to the strata corporation by the owner of the strata lot described above (other than an amount paid into court, or to the strata corporation in trust under section 114 of the Strata Property Act). **\$0.00**
- (c) Are there any agreements under which the owner of the strata lot described above takes responsibility for expenses relating to alterations to the strata lot, the common property or the common assets?
UNKNOWN.
OWNERS ARE RESPONSIBLE FOR THE UPKEEP & REPAIR OF THEIR BALCONY ENCLOSURES. All owners are responsible to report any unit upgrades/installations to potential purchasers. Purchasers must ask permission from Strata Council before starting any renovations. Any approved or unapproved prior renovations are the responsibility of the owner.
- (d) Any amount that the owner of the strata lot described above is obligated to pay in the future for a special levy that has already been approved.
NO X YES _____
- (e) Any amount by which the expenses of the strata corporation for the current fiscal year are expected to exceed the expenses budgeted for the fiscal year.
NO X YES _____
- (f) Amount in the contingency reserve fund minus any expenditures which have already been approved but not yet taken from the fund. **\$131,711.46**
NO X YES _____
- (g) Are there any amendments to the bylaws that are not yet filed in the land title office?
NO X YES _____
- (h) Are there any resolutions passed by a ¾ vote or unanimous vote that are required to be filed in the land title office but that have not yet been filed in the land title office?
NO X YES _____
- (i) Has notice been given for any resolutions, requiring a ¾ vote or unanimous vote or dealing with an amendment to the bylaws, that have not yet been voted on?
NO X YES _____
- (j) Is the strata corporation party to any court proceeding, arbitration, tribunal proceeding and/or are there any judgments or orders against the strata corporation?
NO X YES _____
- (k) Have any notices or work orders been received by the strata corporation that remain outstanding for the strata lot, the common property or the common assets?
NO X YES _____
- (l) Number of strata lots in the strata plan that are rented 1 (NO RENTALS AVAILABLE.)

Required Attachments

In addition to attachments mentioned above, section 59(4) of the Strata Property Act requires that copies of the following must be attached to the Information Certificate:

- The rules of the strata corporation; **ADDED**
- **PLEASE NOTE: AGE RESTRICTION OF 55 PLUS & THIS IS A NON-SMOKING BUILDING.**
- The current budget of the strata corporation; **ADDED**
- The owner developer's Rental Disclosure Statement under section 139, if any; **ADDED**

- (m) Are there any parking stall(s) allocated to the strata lot?
NO _____ YES X
(i) if no, complete the following by checking the correct box
☐ No parking stall is available
☐ No parking stall is allocated to the strata lot but parking stall(s) within common property might be available
(ii) if yes, complete the following by checking the correct box(es) and indicating the parking stall(s) to which the checked box(es) apply.
☐ Parking stall(s) number(s) is/are part of the strata lot
☐ Parking stall(s) number(s) is/are separate strata lot(s) or parts of a strata lot (strata lot number(s), if known, for each parking stall that is a separate strata lot or part of a separate strata lot)
☐ Parking stall(s) number(s) is/are limited common property
☒ Parking stall(s) number(s) 76 is/are common property
(iii) For each parking stall allocated to the strata lot that is common property, check the correct box and complete the required information.
☐ Parking stall(s) number(s) is/are allocated with strata council approval*
☐ Parking stall(s) number(s) is/are allocated with strata council approval and rented at \$ per month*
☐ Parking stall(s) number(s) may have been allocated by owner developer assignment

Details: _____

(Provide background on the allocation of parking stalls referred to in whichever of the 3 preceding boxes have been selected and attach any applicable documents in the possession of the strata corporation.)

***Note:** The allocation of a parking stall that is common property may be limited as short term exclusive use subject to section 76 of the *Strata Property Act*, or otherwise, and may therefore be subject to change in the future.

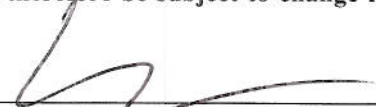
- (n) Are there any storage locker(s) allocated to the strata lot?
NO _____ YES X
(i) if no, complete the following by checking the correct box
☐ No storage locker is available
☐ No storage locker is allocated to the strata lot but storage locker(s) within common property might be available
(ii) if yes, complete the following by checking the correct box(es) and indicating the storage locker(s) to which the checked box(es) apply
☐ Storage locker(s) number(s) is/are part of the strata lot
☐ Storage locker(s) number(s) is/are separate strata lot(s) or part(s) of a separate strata lot (strata lot numbers(s), if known for each locker that is a separate strata lot or part of a separate strata lot)
☐ Storage locker(s) number(s) is/are limited common property
☒ Storage locker(s) number(s) 1-7/8 is/are common property
(iii) For each storage locker allocated to the strata lot that is common property, check the correct box and complete the required information.
☐ Storage locker(s) number(s) is/are allocated with strata council approval*
☐ Storage locker(s) number(s) is/are allocated with strata council approval and rented at \$ per month*
☐ Storage locker(s) number(s) may have been allocated by owner developer assignment

Details: _____

(Provide background on the allocation of storage lockers referred to in whichever of the 3 preceding boxes have been selected and attach any applicable documents in the possession of the strata corporation.)

***Note:** The allocation of a storage locker that is common property may be limited as short term exclusive use subject to section 76 of the *Strata Property Act*, or otherwise, and may therefore be subject to change in the future.

Date: September 20, 2017


Signature of Strata Manager, Hans Arends
CrossRoads Management Ltd.

Balance Sheet (Accrual)
WHITE ROCK SQUARE 2 - 10 - (nw1874)
September 2017

ASSETS	
1012-0000 Petty Cash - Maintenance	300.00
1013-0000 Bank Shares	5.00
1020-0000 Bank - Westminster - Chequing	32,306.18
1025-0000 Bank - Westminster - Contingency	42,464.83
1038-1064 Scotia GIC - 1.87% - Apr.1/20	99,697.18
1200-0000 Prepaid Insurance	5,824.73
1300-0000 Accounts Receivable	1,117.13
1617-0000 Elevator	75,000.00
1618-0000 Depreciation Elevator	-75,000.00
TOTAL ASSETS	181,715.05
LIABILITIES	
2010-0000 Accounts Payable	19,801.63
2040-0003 Due to Contingency-Insurance	1,176.73
2250-0000 Pre-Paid Fees	482.31
TOTAL LIABILITIES	21,460.67
OWNERS' EQUITY	
RESERVES	
3300-0000 Contingency Fund	27,946.26
CAPITAL WORKS PROJECTS	
3300-6000 Capital Works Projects	154,263.74
3300-6019 Exterior Painting and Caulking Hold	7,044.47
3300-6024 Dryer Vent Repairs	-1,102.50
3300-6031 Exterior Painting&Caulking 2017	-80,470.29
3300-6032 Exterior Painting&Caulking 2016	-54,263.74
3300-6051 Isolation Valve Replacement	-24,675.00
3300-6052 Isolation Valve Replacement Holdba	2,467.50
TOTAL CAPITAL WORKS PROJECTS	3,264.18
3301-0000 GIC Investments-CRF	99,697.18
3304-0000 Interest on Contingency	803.84
TOTAL RESERVES	131,711.46
3500-0000 Net Income - Prior Years	20,614.55
3500-0500 Prior Year-Adjustment	-8,774.93
3510-0000 Net Income - Current Year	16,703.30
TOTAL OWNERS' EQUITY	160,254.38
TOTAL LIABILITIES AND EQUITY	181,715.05

Budget Comparison Cash Flow (Accrual)
WHITE ROCK SQUARE 2 - 10 - (nw1874)
August 2017

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Prepared For:
Strata Plan Nw1874
1442 Foster Street
White Rock, BC V4B 3X7

Prepared By:
Crossroads Management Ltd.
#1011 - 7445 132nd. Street
Surrey, BC V3W 1J8

	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
INCOME									
4010-0000 Strata Fees	30,078.16	30,078.17	-0.01	0.00	300,781.60	300,781.70	-0.10	0.00	360,938.00
4011-0000 Fireplaces - T- III	382.01	392.92	-10.91	-2.78	3,820.10	3,929.20	-109.10	-2.78	4,715.00
4012-0100 CRF Contribution	8,333.33	8,333.33	0.00	0.00	83,333.30	83,333.30	0.00	0.00	100,000.00
4014-0000 Cablevision	4,552.08	4,552.08	0.00	0.00	45,520.80	45,520.80	0.00	0.00	54,625.00
4016-0000 Interest Income	33.56	20.83	12.73	61.11	451.39	208.30	243.09	116.70	250.00
4016-0010 Late Payment Interest	34.28	0.00	34.28	0	43.39	0.00	43.39	0	0.00
4022-0000 Move in/out	0.00	41.67	-41.67	-100.0	1,200.00	416.70	783.30	187.9	500.00
4023-0000 Remote Control Sale	0.00	8.33	-8.33	-100.0	120.00	83.30	36.70	44.06	100.00
4026-0750 Renovation Fee	600.00	75.00	525.00	700.0	1,500.00	750.00	750.00	100.0	900.00
TOTAL	44,013.42	43,502.33	511.09	1.17	436,770.58	435,023.30	1,747.28	0.40	522,028.00
TOTAL INCOME	44,013.42	43,502.33	511.09	1.17	436,770.58	435,023.30	1,747.28	0.40	522,028.00
6030-0000 Apt Janitor/Contract Ser	1,905.75	1,933.33	27.58	1.43	19,057.50	19,333.30	275.80	1.43	23,200.00
6030-0001 Caretaker	2,299.76	2,050.83	-248.93	-12.14	17,228.44	20,508.30	3,279.86	15.99	24,610.00
6269-0000 Elevator	806.40	887.50	81.10	9.14	8,064.00	8,875.00	811.00	9.14	10,650.00
6270-0000 Elevator Phones	62.62	59.17	-3.45	-5.83	626.20	591.70	-34.50	-5.83	710.00
TOTAL EXPS. BEFORE UTILITIES	5,074.53	4,930.83	-143.70	-2.91	44,976.14	49,308.30	4,332.16	8.79	59,170.00
COMMON EXPENSES									
LANDSCAPING & GROUNDS									
6415-0000 Landscape Contract	1,155.00	1,166.67	11.67	1.00	11,628.75	11,666.70	37.95	0.33	14,000.00
6435-0000 Plant Replacement & Im	0.00	208.33	208.33	100.0	269.37	2,083.30	1,813.93	87.07	2,500.00
6436-0000 Pest Control	414.75	150.00	-264.75	-176.5	992.26	1,500.00	507.74	33.85	1,800.00
6440-0000 Irrigation System	0.00	58.33	58.33	100.0	840.00	583.30	-256.70	-44.01	700.00
6455-0000 Snow Removal	0.00	41.67	41.67	100.0	599.77	416.70	-183.07	-43.93	500.00
TOTAL LANDS. & GROUNDS	1,569.75	1,625.00	55.25	3.40	14,330.15	16,250.00	1,919.85	11.81	19,500.00
REPAIR & MAINTENANCE- GENER									
6510-0000 Repair & Maintenance	2,431.80	1,895.83	-535.97	-28.27	26,123.23	18,958.30	-7,164.93	-37.79	22,750.00
6510-0300 R & M - Plumbing and H	0.00	1,000.00	1,000.00	100.0	14,424.46	10,000.00	-4,424.46	-44.24	12,000.00
6510-1075 Mech Maint. Contract-Ra	0.00	583.33	583.33	100.0	2,609.25	5,833.30	3,224.05	55.27	7,000.00
6510-1080 Mech Maint. Contract-W	435.75	541.67	105.92	19.55	4,357.50	5,416.70	1,059.20	19.55	6,500.00
6510-3000 Sanitary Drain Cleaning	0.00	666.67	666.67	100.0	4,341.75	6,666.70	2,324.95	34.87	8,000.00
6510-4005 Dryer Vent Cleaning	0.00	458.33	458.33	100.0	8,508.15	4,583.30	-3,924.85	-85.63	5,500.00
6535-0500 Security	0.00	125.00	125.00	100.0	1,182.68	1,250.00	67.32	5.39	1,500.00
6555-2500 Emergency Generator S	0.00	187.50	187.50	100.0	2,155.37	1,875.00	-280.37	-14.95	2,250.00
6562-0000 Fire Protection	0.00	625.00	625.00	100.0	2,260.65	6,250.00	3,989.35	63.83	7,500.00
6563-0000 Window Cleaning	0.00	583.33	583.33	100.0	6,751.50	5,833.30	-918.20	-15.74	7,000.00
6569-0000 Supplies	0.00	250.00	250.00	100.0	1,271.54	2,500.00	1,228.46	49.14	3,000.00
TOTAL REPAIR & MAINT.	2,867.55	6,916.66	4,049.11	58.54	73,986.08	69,166.60	-4,819.48	-6.97	83,000.00
UTILITIES									
6576-0000 Electricity - Common	1,819.00	2,041.67	222.67	10.91	15,528.67	20,416.70	4,888.03	23.94	24,500.00
6578-0000 Water & Sewer	0.00	1,683.33	1,683.33	100.0	17,249.79	16,833.30	-416.49	-2.47	20,200.00
6578-2000 Garbage & Recycling	1,121.57	933.33	-188.24	-20.17	9,929.53	9,333.30	-596.23	-6.39	11,200.00
6581-0000 Gas	5,274.00	4,166.67	-1,107.33	-26.58	48,939.00	41,666.70	-7,272.30	-17.45	50,000.00
6590-0000 Cablevision	4,592.10	4,552.08	-40.02	-0.88	45,421.55	45,520.80	99.25	0.22	54,625.00
TOTAL UTILITIES	12,806.67	13,377.08	570.41	4.26	137,068.54	133,770.80	-3,297.74	-2.47	160,525.00
SALARIES & BENEFITS									
ADMINISTRATION									
6966-0000 Audit & Legal	0.00	208.33	208.33	100.0	1,112.20	2,083.30	971.10	46.61	2,500.00
6984-0000 Postage and Printing	139.72	208.33	68.61	32.93	2,569.73	2,083.30	-486.43	-23.35	2,500.00
6990-0000 Insurance Premiums	5,824.75	5,715.50	-109.25	-1.91	58,247.43	57,155.00	-1,092.43	-1.91	68,586.00
6993-0005 Consulting Services	0.00	83.33	83.33	100.0	1,155.00	833.30	-321.70	-38.61	1,000.00
6995-0000 Licenses & Permits - Ad	0.00	137.50	137.50	100.0	1,257.50	1,375.00	117.50	8.55	1,650.00
6995-0001 WorkSafe BC	0.00	12.50	12.50	100.0	364.18	125.00	-239.18	-191.3	150.00
7000-0000 Management Fees	1,749.30	1,837.50	88.20	4.80	17,493.00	18,375.00	882.00	4.80	22,050.00

Budget Comparison Cash Flow (Accrual)
WHITE ROCK SQUARE 2 - 10 - (nw1874)
August 2017

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	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
7025-0000 Bank Charges	10.00	10.00	0.00	0.00	100.00	100.00	0.00	0.00	120.00
7030-0000 Strata Web Site	0.00	8.42	8.42	100.0	0.00	84.20	84.20	100.0	101.00
7050-0000 Miscellaneous	-699.38	83.33	782.71	939.2	208.37	833.30	624.93	74.99	1,000.00
7051-0000 Statutory Financial Revi	0.00	14.67	14.67	100.0	176.40	146.70	-29.70	-20.25	176.00
7051-0500 Contingency Transfer	8,333.33	8,333.33	0.00	0.00	83,333.30	83,333.30	0.00	0.00	100,000.00
TOTAL ADMINISTRATION EXPENSE	15,357.72	16,652.74	1,295.02	7.78	166,017.11	166,527.40	510.29	0.31	199,833.00
TOTAL COMMON EXPENSES	32,601.69	38,571.48	5,969.79	15.48	391,401.88	385,714.80	-5,687.08	-1.47	462,858.00
TOTAL EXPENSES	37,676.22	43,502.31	5,826.09	13.39	436,378.02	435,023.10	-1,354.92	-0.31	522,028.00
NET INCOME (LOSS)	6,337.20	0.02	6,337.18	31.68	392.56	0.20	392.36	196.1	0.00
REVENUE UTILITIES									
UTILITY EXPENSES									
Beginning Cash	11,817.55								
Ending Balance	10,579.59								

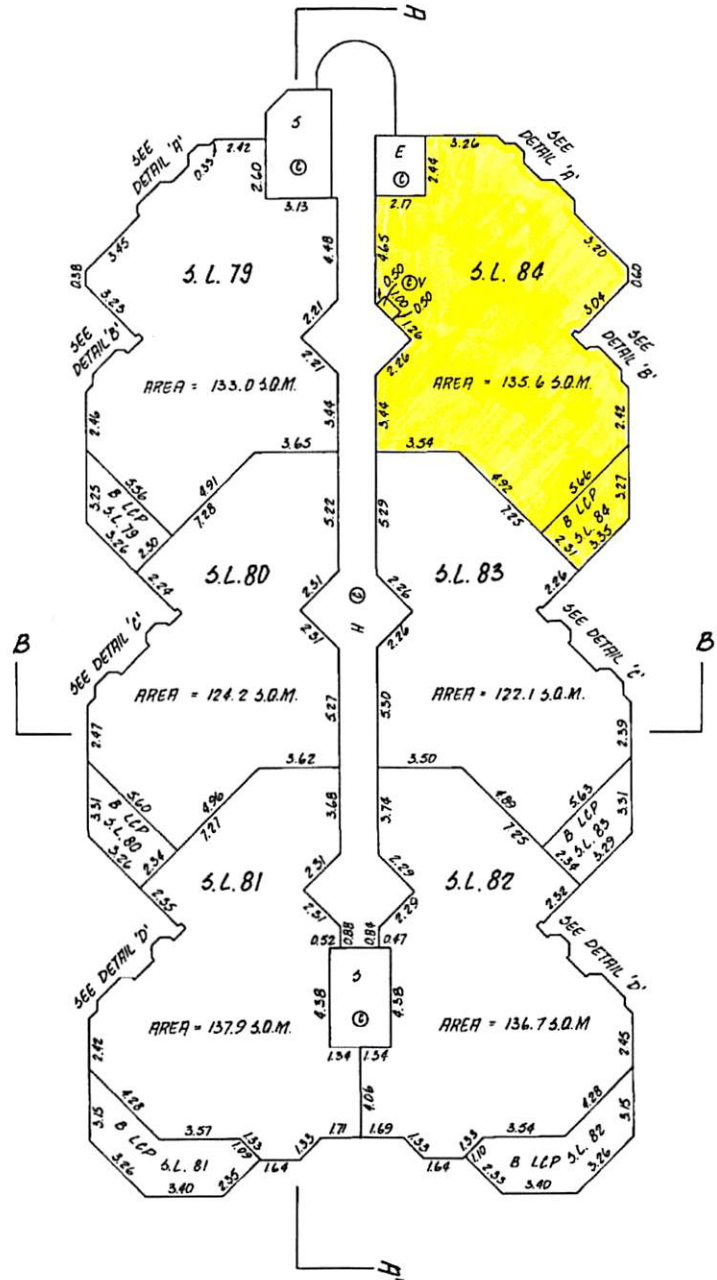
FLOOR PLANS

SCALE - 1:200
0 1 2 3 4 5

STRATA PLAN #1874

PHASE 2

FOURTH FLOOR PLAN



Aut. Obs.
B. C. L. S.
DATED THIS 22 DAY OF APRIL, 1986.

WHITE ROCK SQUARE II – NW 1874

MOVE-IN/OUT RULES

In order to facilitate a smooth move-in/out at White Rock Square II, and to ensure the Owners presently living at White Rock Square II are not disturbed by the move, we require that you adhere to the following:

THE OWNER WILL:

- Contact Dorothy Bach at 604-535-3530 the Moving Co-ordinator.
- Advise the Moving Co-ordinator between two (2) and seven (7) days before the move.
- Arrange for someone to be on duty at the open door or gate for security purposes.
- Arrange to pick up the elevator key from the Moving Co-ordinator and return it.
- Instruct the movers on:
 1. Security
 2. Use of elevator key (elevator to be locked out for minimum times and only during loading to/or unloading from the elevator.
 3. Placement of truck (Foster Street curb of Tower III, North side of entrance ramp of Tower II). Driveway and garage door **not** to be blocked by truck or equipment.
 4. Care needed with respect to walls and carpets.
 5. Moving times –Monday to Saturday, 8:30 am to 4:30 pm unless prior arrangement agreed by Moving Co-ordinator.
 6. Cardboard cartons and packing material to be removed from site. NOT INTO RECYCLING.
- Enquire of Owners or Council when information is needed and report any damage or problems.
- Be aware that failure to follow these procedures may result in a fine.
- Postal box 101 is available for letters to the Property Manager and/or Council.

GARBAGE AND RECYCLING:

- Locate the garbage room in his/her building – Neighbours will help.
- Double bag garbage.
- Note that the garbage chute (Tower II) must not be used after 9:00 pm.
- Note restrictions about cardboard and flammable material in garbage chute.
- Sort recyclables into appropriate boxes, flattening boxes, cans, plastic containers to their most compact state.
- Flatten cardboard cartons and place them in garbage rooms.
- Refrain from placing any hazardous product (paint, solvent, batteries, etc) in garbage rooms bins, lockers or garage.
- Refrain from carrying garbage through the lobby.
- Respect common areas and not use them to discard any unwanted items.

PARKING:

- Park only in their designated underground spot. (There are no parking spaces controlled by Council).
- Provide visitors with a parking card to display on the dashboard while they are in the visitors parking lot. If a car is towed, there is considerable inconvenience and a cost of at least \$100.00.

If everyone follows these simple rules we shall all enjoy our home more.

**RULES FOR EXCLUSIVE USE OF
HOBBY AND MEETING ROOMS
WHITE ROCK SQUARE II - STRATA PLAN NW 1874**

1. The Rooms will be inspected prior to and the morning after the function by a Council member to determine for loss and/or damage to the premises beyond normal wear and tear.
2. All functions in the Rooms will be controlled by the Host-Owner and the Host-Owner will take full responsibility for his/her guests.
3. You, personally, will be held responsible for any loss or damages and for any extra cleaning costs pertaining to the premises which might arise from your event. It is understood and agreed you will be responsible for damages done by your guests, and will save the Owners of Strata Plan NW 1874 harmless from liabilities arising from and/or during your function.
4. There is to be NO SMOKING in the Rooms.
5. All doors and windows to be securely locked, lights turned off, water taps tightened, stove turned off, and heat turned down before vacating the Rooms after an event.
6. Beyond portable decorations, the appearance of the Rooms will not be altered. No candles will be permitted.
7. The maximum number of persons permitted at any function is not to exceed 60 persons.
8. All loud music and noise is to cease at 11:00 p.m. Sunday through Thursday and by 12:00 MIDNIGHT Friday and Saturday by which time the premises will have been vacated.
9. Clean-up must be completed by 10:00 a.m. the following day, unless there is another function booked on that day. If this is the case, clean-up must be done before you vacate the premises following your event.
10. Abuse of any of the above regulations will result in a warning in writing from the Council for a first offence. Any further offences will result in cancellation of your privileges for a period of 6 months.
11. All entrances to be kept clear as per the Fire Regulations.
12. Guest parking is permitted only in designated Visitor Parking or on adjacent public streets.
13. No animals are permitted in the Rooms.
14. A liquor license is to be obtained for any function involving the sale of alcohol.
15. An exclusive use agreement form must be signed prior to use. A member of your Social Committee will have these forms available.



W R O M S

City of White Rock Mapping Online System



1442 Foster Street

The data provided is compiled from various sources and is NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, legal descriptions and encumbrances must be confirmed at the Land Title Office. Use and distribution of this map is subject to all copyright and disclaimer notices at cosmos.surrey.ca



Scale: 1:1,000

Map created on:
2017-09-11

WHITE ROCK
My City by the Sea!

North Bluff Rd./ 16th Ave.



Legend

- Legend:

 - City Limits
 - Parks
 - Walkways
 - Streets
 - Heritage Marker
 - Trails



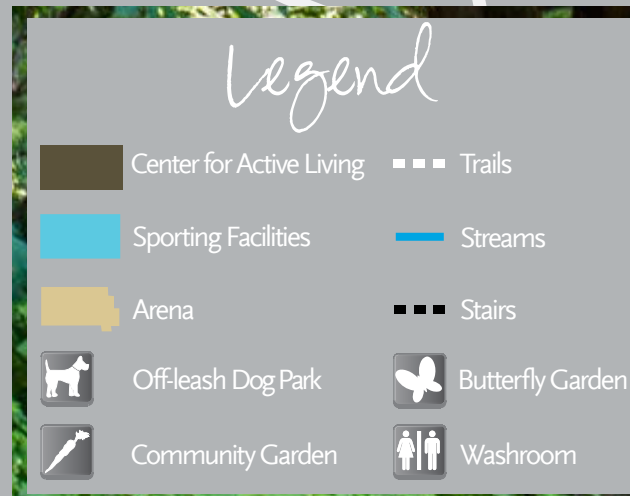
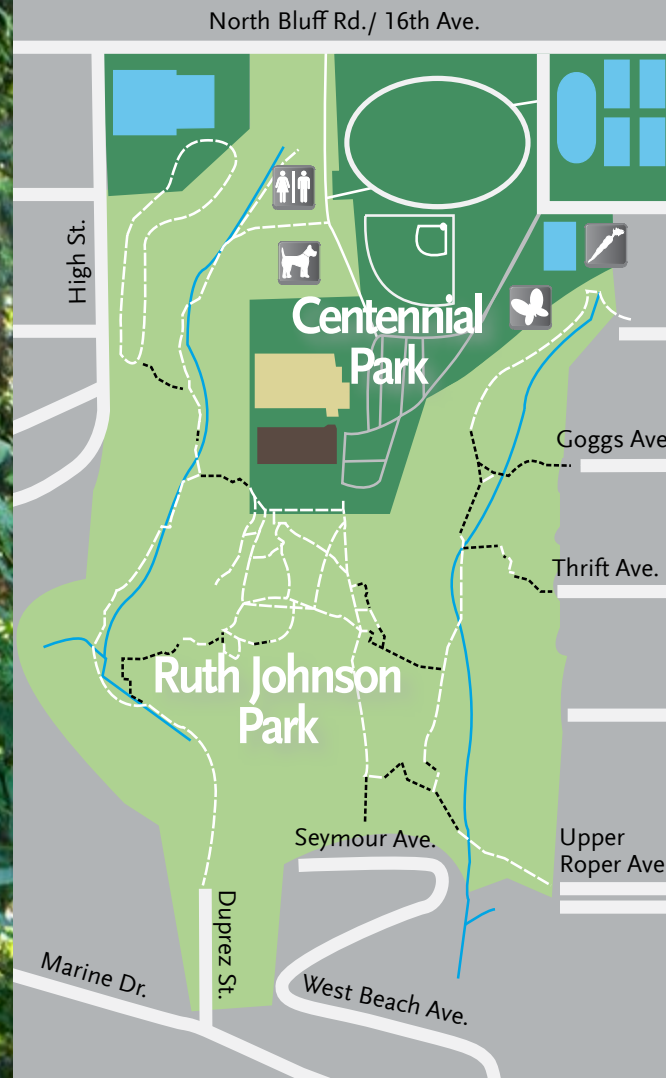
WHITE ROCK
Our City by the Sea!

★ map is not to scale

City Parks

All parks are open from dawn to dusk

- 1 **Barge Park**
13689 Malabar Avenue
- 2 **Bayview Park**
14586 Marine Drive
- 3 **Bryant Park**
15150 Russell Avenue
- 4 **Centennial/Ruth Johnson Park**
14600 North Bluff Road
- 5 **Coldicutt Park**
14064 Marine Drive
- 6 **Davey Park**
1131 Finlay Street
- 7 **Dr. R.J. Allan Hogg Rotary Park**
15479 Buena Vista Avenue
- 8 **Emerson Park**
15707/15725 Columbia Avenue
- 9 **Gage Park**
15100 Columbia Avenue
- 10 **Goggs Park**
15497 Goggs Avenue
- 11 **Hodgson Park**
15050 North Bluff Road
- 12 **Maccaud Park**
1475 Kent Street
- 13 **Memorial Park**
15300 Block Marine Drive
- 14 **Stager Park**
15200 Columbia Avenue
- 15 **Totem Park**
15400 Block Marine Drive



City of White Rock Map

PARKS AND TRAILS

WHITE ROCK
City by the Sea!