

## **Rules and Regulations of the Strata Corporation VR 2001**

(as of February 26<sup>th</sup> 2009)

**The term Owner, where used herein, shall be deemed to also apply to an Owner's tenant, guest, visitor or occupant. A breach of any of the following rules and regulations will incur at the strata lot owner's expense a fine of \$50.00.**

1. It is the responsibility of the owner to ensure any purchaser or tenant has a copy of these rules and regulations and a copy of the bylaws.
2. Halls, stairways, common areas and fire exits shall not be obstructed or used for any purpose other than access to and from the suites.
3. Common areas may not be used for the purpose of loitering, meetings, games, parties, nor as smoking, drinking or eating areas, except in such cases as may be specifically agreed and designated by the strata council.
4. No owner shall be permitted to trespass on the part of the property to which another owner is entitled to exclusive use. All roof areas other than designated sundecks are out of bounds.
5. Bicycles, shopping carts, etc. are not to be stored in common areas, e.g. lobby, stairwells. All bicycles are to be stored in the bicycle storage locker, or in the owner's strata lot, or on the owner's balcony or patio.
6. Any items stored by owners in the building shall be at the sole risk of the owners and the strata corporation shall not be responsible in any way for their loss or damage due to theft, fire, water damage or other causes.
7. Nothing shall be brought or stored on a strata lot or the common property which will in any way increase the risk of fire, or the rate of fire insurance or any other insurance policy held by the strata corporation, or which will invalidate any insurance policy.
8. No flammable material such as cigarettes or matches shall be thrown out or permitted to fall out of any window, door, balcony, stairway, passage or other part of the strata lot or common property. Further:
  - (a) Smoking is prohibited in hallways and other common areas inside the building.
  - (b) Drinking alcoholic beverages is prohibited in hallways and other common areas inside the building.
9. An owner shall not allow the area around his premises to become untidy. Rubbish, dust, garbage, boxes, packing cases, shoes, carpets or the like shall not be left, thrown, piled or stored on balconies, or in corridors, stairways or any other parts of the common property.
10. Balconies and patios are defined as "exclusive use common property" and are assigned to a strata lot. Storage is prohibited on balconies. Items on balconies are to be limited generally to plants, bicycles, patio furniture or ornamental items. Plants should be secured to eliminate the danger of falling off.
11. The strata council shall be at liberty to remove any rubbish or clean up the common area in close proximity to an owner's lot and charge the expense to the owner.
12. Owners must ensure their strata lot is clean and well maintained.
13. An owner shall not allow his or her strata lot to become unsanitary. Garbage and refuse must be deposited in the proper container as directed by the strata council. Items such

as discarded furniture must be removed by the owner at their own expense, and are not to be placed in the garbage container.

14. No laundry, washing, clothing, bedding or other articles shall be hung or displayed from windows, balconies or other parts of the building so that they are visible from the outside of the building.
15. Mops or dusters of any kind shall not be shaken from, nor shall anything be thrown out of, any window, door, stairway, passage or other part of the strata lot or the common property.
16. No person shall make or permit noise or other actions which interfere with the rights, comfort and convenience of other occupants, in accordance with the City of Vancouver Noise By-Law. This rule includes operating a stereo or radio in suites or in common areas such as sun decks and on lawns.
17. No person shall willfully waste water or heat supplied by the building or use toilets or other water apparatus for other than their intended purpose.
18. Leaking taps must be repaired as soon as possible. The owner is responsible for any damage caused by an overflow or leakage of water from their strata lot, unless it is caused by common mechanical problems.
19. The strata council shall have the right to limit hours of use for the laundry facilities.
20. No awnings, shades, screens, window guards and no antennae for radios, television or other transmitting devices shall be hung from or attached to the exterior of a strata lot or common area, without prior written consent of the strata council. This also applies to ventilators, supplementary heating or air conditioning devices used in or about the building.
21. No person shall install any walls, fences, enclosures, awnings or plantings on any terrace or balcony without written approval of the council. Should an owner wish to add any extra beds, shrubs or ornamental fences, permission to do so must first be granted by council. Any and all plants are subject to pruning, re-shaping, removal, etc. as deemed necessary by the gardeners to maintain the overall appearance of the grounds.
22. No signs, notices, advertisement, billboards or placards of any kind shall be erected, displayed, inscribed, exposed or attached to the building, windows and common areas without the written approval of the strata council.
23. An owner shall not paint any of the exterior of the building and appurtenances thereto or do or permit to be done anything which would alter the exterior appearance of the building without the written approval of the strata council. This includes patios and balconies.
24. No structural alterations either to the interior or the exterior of the building shall be made, nor the wiring, plumbing, piping or other services shall be altered or supplemented on the strata lot or within any walls or on the common property without previous written approval of the strata council. Any alteration or addition made by an owner without such approval may be restored or removed by the strata council or its duly authorized representative and any cost incurred by the strata corporation as a result thereof shall forthwith be paid by such owner to the strata corporation.
25. The exterior facing colour of all draperies and or linings shall be a light neutral colour. Should an owner wish to install an alternate window covering or change the type of colour of window glass or apply liquid plastic film to window glass they must first get written approval from the strata council.

26. Any damage to the grounds or buildings, such as the brickwork caused by owners on the ground floor using their balcony as an exit will be the responsibility of the owner to fix at their own expense.
27. No washer and or dryer shall be permitted to be installed in an owner's strata lot, due to incompatibility of the building's plumbing system.
28. No owner shall feed pigeons, gulls or other birds from the windows of their suites, or anywhere in close proximity to the building.
29. No vehicle belonging to an owner shall be parked in such manner so as to impede or prevent ready access to the entrance of the building by another vehicle
30. Parking of vehicles of owners shall only be permitted in such locations as allocated.
31. The parking space assigned to a strata lot shall not be rented or leased to nonresidents.
32. Each owner shall be responsible for cleaning up oil and gas leaking in their parking stall, as well as its maintenance in a neat and orderly condition; failing which, after suitable notice, the strata council will arrange for such cleaning at the owner's expense.
33. An owner with a car too large for the underground parking stall, hence obstructing or impeding the access of a neighbouring vehicle will, as a result of written complaints made to the strata council, be asked to make alternate arrangements at the discretion of the strata council.
34. Posted speed limits are to be strictly observed by all users of the underground parking facilities. The maximum speed limit shall be 8 km per hour.
35. Cars may only be washed only in such a manner as will not cause nuisance or annoyance to other owners, and in such place and such times as the strata council may direct. Non-resident cars may not be washed on the property.
36. Automobile horns are not to be sounded in the entrance driveway or within the parking area. This also applies to blaring car radios.
37. Storage is prohibited in the parking area, except for tires, Any items found in the parking area will be removed at the request of the strata council.
38. All cars in parking areas must be in good repair. Failure to comply, after advance warning, will result in the removal of the vehicle by the strata council at the owner's expense
39. No major repairs or adjustments to automobiles shall be carried out on the property.
40. Non-resident vehicles are prohibited from the premises without the approval of the strata council, except in the course of deliveries to or from the premises.
41. No commercial vehicles or other mobile property or boats shall be brought on to the property without the written consent of the strata council save in the course of deliveries to or from the premises.
42. This is an adult oriented building.
43. An owner shall provide to the strata council or its duly appointed manager 7 days prior notice of each intended move-in or move-out of the building.
44. A non-refundable moving fee of \$150 shall be levied against the owner for each move-in

of a strata lot, with the exception of the first move-in by the owner after the purchase. In addition, the cost of any proven significant damage or major damage to the building's common areas occasioned by the move will also be levied against the owner

45. The strata lot shall be occupied as a place of residence by not more than:
  - a) 2 adults in a bachelor or 1 bedroom unit;
  - b) 3 adults in a 2 bedroom unit.
46. No person shall alter or install a lock on any door leading into a suite unless a key has been given to the strata council. Otherwise, the owner will be responsible for all damage and costs arising from gaining forceable entry in an emergency.
47. All exterior door keys, including keys to a remote control to underground parking, must be turned in to the strata council when an owner moves. Reimbursement will be made for the remote control.
48. Queries, complaints and suggestions regarding service in the building must be made in writing to the strata council. Immediate problems must be dealt with through the management company who will advise the strata council.
49. Any repairs or reimbursements must be submitted to the management company who in turn will consult with the strata council for approval before payment is to be made.
50. An owner shall comply strictly with the bylaws and with such rules and regulations as may be adopted by the strata council from time to time. All fines levied against owners by the strata corporation VR 2001 for violations of bylaws or rules shall be incorporated as part of the following month's maintenance fees.
51. All pets must be on a leash or in a carrier box when on the common property (ratified at February 9<sup>th</sup> 2010 AGM)