

STRATA PLAN VR 2282 – 1212 HOWE
RULES OF THE STRATA CORPORATION

(ratified at January 28, 2010 AGM)

A. MOVING

1. An owner or tenant shall reserve with the property manager, giving the date and time of the anticipated move.
2. At the time of the move, the owner or tenant will be allocated the "locked out" use of a padded elevator for up to three hours.
3. Elevator pads must be used.
4. No one shall leave open or unlocked any outside entrance or fire escape unless they are in constant supervision of such entrance or fire escape.
5. All moves shall be supervised by on-site personnel.
6. The owner or tenant will be required to repair any damage to the common property as a result of the move. The property manager will inspect the common property upon completion of the move. The strata corporation retains the right to charge back to any owner or tenant the costs incurred in repairing damage caused during a move-in or move-out. An owner may either repair such damage or be assessed the cost of the repairs, plus 10%, and pay such assessment to the strata corporation.

B. PARKING

1. An owner, tenant, or occupant must use parking stalls only for the parking of licensed and insured motor vehicles, trailers or motorcycles, and not for the parking of any other type of vehicle or the storage of any other item, unless otherwise approved in writing by the strata corporation.
2. A 1212 Howe parking permit must be visibly displayed in the vehicle while parked in a stall.
3. Use of car horns upon entering, leaving or within the parking garage is prohibited.
4. Vehicle lights must be used at all times in the parking garage when the vehicle is in motion.
5. No vehicle exceeding 9,000 lbs., i.e. G.V.W., trailers, campers, boats or motor homes shall be parked in the stall without prior written approval of the strata corporation.
6. An owner, tenant or occupant shall not:
 - (a) use any parking space in the building or on the common property or on any limited common property, except the parking space which has been assigned to his or her strata lot, a parking space leased by the owner or, when specifically agreed with another owner, the parking space assigned to the strata lot of that other owner;
 - (b) utilize designated guest parking spaces for visitors for longer than twenty-four (24) hours without the written consent of the strata corporation. The strata corporation shall be entitled to impose shorter time restrictions on any guest parking spaces from time to time as may be required to control and regulate guest parking;
 - (c) carry out any oil changes, major repairs or adjustments to motor vehicles or other mechanical equipment on common property or on any limited common property, except in the case of an emergency. An owner, tenant or occupant shall be responsible for the

cleaning of any oil or fuel spills in his/her parking space(s), and for any charges incurred by the strata corporation for the cleaning of such spills if the owner, tenant or occupant fails to do so after written notice from the strata corporation;

- (d) rent or lease the parking space assigned by the strata corporation to his or her lot to or otherwise permit that parking space to be regularly used by anyone that is not a resident of the building;
- (e) park any vehicle in a manner which will reduce the width of the garage roadway or ramp or any roadway on the common property or on any limited common property;
- (f) attach any items to the floor of a parking stall nor to any wall, ceiling or support column adjacent to a parking stall.

C. RECREATIONAL FACILITIES

- 1. Owners, tenants or occupants causing disturbance in the corridors will be denied future access to the recreational facilities.
- 2. Use of the meeting room will be on a "first come first served basis". Priority will be given to bookings registered through the building manager.
- 3. Owners, tenants or occupants are responsible for keeping all facilities in orderly conditions. All damages will be charged back to the applicable strata lot of such owner, tenant or occupant.

D. MISCELLANEOUS

- 1. Dogs are not allowed on any garden areas.
- 2. Bicycles are not permitted to be stored in hallways or balconies, but shall be stored within the designated bicycle storage or the owner's designated storage locker.
- 3. Any owner, tenant, or occupant that leaves any item anywhere on or in the common property or on any limited common property does so at his/her own risk, subject to any claim that may properly be made under the insurance policy maintained by the strata corporation by anyone that is insured under that policy.
- 4. Owners, tenants and occupants are request to assist in keeping the common area, especially the garbage and recycling area clean. All cardboard boxes must be flattened and disposed of in the appropriate container. No garbage is to be left on the floor or outside the garbage room. No household items or furniture are to be left or stored in the garbage room.
- 5. An owner of a strata lot, when selling or renting his/her strata lot, will not permit "For Sale" or "For Rent" signs to be placed on or about the common property.
- 6. Owners, tenants and occupants may sign a waiver to authorize the concierge desk to receive parcels/documents (except registered mail) from delivery personnel.
- 7. Owners, tenants and occupants must report any missing or stolen proximity cards or garage door clickers immediately to the concierge and the property management company so that these items can be deleted from the access system.
- 8. In the event of a building emergency, the property management company on call 24 hours a day, 7 days a week should be notified.

E. MEETING ROOM

- 1) Owners wishing to use the Meeting Room must first fill out the "Meeting Room" form with the Resident Manager.
- 2) The Room must be vacated no later than 10:00 p.m.
- 3) No alcohol is permitted in the room at any time.
- 4) It is the responsibility of those using the room to leave it as it was found -- in a clean and proper condition. Any damage or cleaning required after a use will be charged-back.
- 5) Owners may not use the room for any sort of profit or business. Owners wishing an exception to this rule may make an application to the Strata Council.
- 6) The Strata Council reserves the right to restrict the use of the Room to any Owner.
