

Ratified by Owners on March 13,2008
Amended by Council April 26, 2010

RULES OF STRATA CORPORATION BCS 1172 – BRAVA

The following rules are created in accordance with Part 7 of the Strata Property Act and the Registered Bylaws of Strata Plan BCS 1172. Together with the bylaws already in effect these additional regulations apply to the Brava Complex and must be complied with at all times.

Contravention or non-compliance with the rules may result in a fine of up to a maximum of \$50.00 for each offence, in accordance with the bylaws of the strata corporation.

GENERAL RULES

1. Moving in and out

All moves shall be booked in advance with the Resident Manager.
No move ins/outs on Sundays and Statutory Holidays. No moving is allowed after 8:00 p.m. on any day.

1a. Building Inspections

Building inspectors are required to give the Resident Manager 48 hours notice if they want access to mechanical rooms or other locked common property which requires the Resident Manager's presence. Building inspectors will be charged \$25.00 in advance for this use of the Resident Manager's time.

2. Access cards and fobs

Access cards or fobs, in addition to those provided upon closing, are \$50.00 per card and \$70.00 per fob. A maximum of 4 access cards or fobs are allowed per strata lot.

3. Smoking and alcohol consumption

Smoking is not allowed in any common property areas of the buildings. Alcoholic consumption is not allowed in any common property areas of the buildings except it is allowed for exclusive function in the multipurpose room and the meeting room with kitchen.

4. Roller blades, roller skates, skate boards

Roller blades, roller skates, and skate boards shall not be used in the common areas of the buildings.

5. Use of notice boards (at mail boxes)

All notices shall be typed, dated and renewed every 10 days. Notices must be printed on letter size (8 ½ " X 11") or half letter-size paper. Submit the notice to the Resident Manager or the on-duty Concierge for posting.

The Notice Board will be used only for Council business and for notices from residents that are not commercial in nature. Any notice that, in the opinion of the agent (acting for the Strata Council) mentions, advertises or solicits business for a company, a sole proprietorship or a brokerage will be removed.

No notices are to be delivered by hand in the complex. The sole exception is for notices deemed necessary by the Strata Council; for example notices regarding fire system testing.

6. Speed Limit

Residents shall not drive, or allow any other person to drive, a vehicle in excess of 10 km/h in the parkade.

7. Parking & Visitors Parking Permits

Visitors Parking stalls are available on a first come first serve basis and there are no in and out provisions. Visitors Parking Permits will only be issued to the resident on behalf of their visitor. Residents must register their guest's vehicle with the Concierge on a 24 hour basis. Proof of residency is required.

The Visitors Parking Permit, obtained from the on-duty Concierge, must be displayed on the dash board of the vehicle. Vehicles parked in contravention of the visitor parking rules will be towed without warning.

Parking in other than your assigned stall or in any unauthorized location will result in your vehicle being towed without warning.

Motor bikes and scooters are not allowed to be parked in any unauthorized location. They will be towed without warning.

Drivers of all vehicles entering or leaving the garage must wait to visibly ensure that the gate has closed behind them before driving away. Drivers must not drive around or pass anyone who is waiting at the gate in compliance with this Rule.

8. Garbage & cardboard waste

Only ordinary household refuse and garbage shall be deposited in the garbage compactor located on P1. All other items should be disposed of away from the building by residents at their own expense.

All cardboard shall be deposited in the cardboard recycling bins located at P1.

9. Illegal activity

Illegal activity is not permitted within the Brava complex or its grounds. All illegal activity shall be reported to the police.

10. Guest Suites

There are two guest suites, located in Tower B.

PLEASE NOTE THAT THE GUEST SUITES DO NOT HAVE SHOWER / BATHING FACILITIES.

The use of guest suites is restricted to guests of residents only. Non-resident owners may not book guest suites.

Bookings must be made through the Property Agent. Booking of suites is permitted no more than 2 months in advance.

Rental rates are \$60.00 per suite per night with a refundable safety deposit of \$200.00. Proof of residency and picture identification is required.

Check-in time shall be between 3 pm and 5 pm and check out time shall be between 8 am and 11 am. Residents must contact the Resident Manager to arrange for check in / check out. Other times may be arranged at the Resident Manager's discretion.

The rental of a guest suite is allowed to a maximum of 7 consecutive days per strata lot, per occasion. Longer periods may be permitted, but need prior approval of the strata council.

PARKADE RULES

1. Before parking in the visitor stalls on P1, residents must present themselves in person at the Concierge Desk in Tower B after 5 PM to obtain a parking permit. These will be given out by the Concierge on a first-come first-serve basis. Residents and their guests are to park behind Tower B and proceed to the Concierge desk to get their permit. Vehicles must not be parked before a permit is issued.
2. Visitor parking permits are only valid for a 24 hour period. To park for a second night residents must obtain a new permit from the Concierge on a first-come first-serve basis. Parking stalls may not be reserved.
3. To ensure fair distribution of the stalls visitor parking is limited to a maximum of four nights in a calendar month per vehicle.
4. Visitor parking stalls are available Monday to Friday evenings from 5:00 PM until 9:00 AM the following morning (there is no visitor parking from 9:00 AM until 5:00 PM on weekdays) and on weekends from Friday at 5:00 PM until Monday at 9:00 AM.
5. Hatch marked areas in the parkade are for the use of emergency vehicles or are required for the safe manoeuvring of vehicles. These, and any area behind Brava marked 'No Parking', are Tow Zones. Residents parking in these areas will be issued a warning and/or have their vehicles towed at the discretion of the agent or his on-site delegates.

11. GENERAL RULES FOR AMENITIES

11.1 Amenities are for the use of residents and accompanying guests only.

11.2 Non-resident owners cannot book amenities for their exclusive use.

11.3 No commercial activity is permitted in any of the amenities.

11.4 No pets are allowed in any amenities.

11.5 Opening Hours for Amenities are as follows:

6:00 a.m. – 11:00 p.m. seven days a week:

- Exercise Room – A 4
- Steam room – A 4
- Sauna – A 4
- Children's Play Room – B 4
- Lobby Game Rooms - (A 1 and B 1):
- Swimming Pool, hot tub, picnic area

9:00 am – 11 pm seven days a week*:

- Multipurpose Room with Audio / TV Room – B 4
- Meeting Room with Kitchen – B 4

*Exclusive use and extended hours may be permitted by pre-approval of the Strata Council. Rental rates for exclusive use are \$100.00 per booking for a 5 hour period, with a refundable safety deposit of \$200.00.

Booking shall be permitted no more than 2 months in advance. Proof of residency and picture identification is required.

RULES FOR GAME ROOM

1. The Concierge shall be contacted for keys and equipment. Proof of residency and picture identification is required.
2. Users shall clean the room before leaving and remove garbage to the P1 garbage room.
3. Users shall lock the doors and windows and close the blinds before leaving.
4. Users shall turn off the electric fire and lights before leaving.
5. Keys shall be returned to the Concierge.
6. Smoking or alcoholic drinks are not permitted.

RULES FOR CHILDREN'S ROOM

1. Parents shall accompany children.
2. Parents shall clean the room before leaving.
3. Parents shall close doors, windows and blinds and turn off lights before leaving.
4. Parents shall return all toys to their proper place before leaving.
5. Consumption of food and / or alcohol is not permitted.

RULES FOR MULTIPURPOSE ROOM & AUDIO/TV ROOM

1. Users shall clean the room and remove garbage to the P1 garbage room.
2. Users shall close doors, windows and blinds, and turn lights off before leaving.
3. Users shall turn off the electric fire before leaving.
4. Consumption of alcohol is not permitted except for exclusive function.
5. Contact the Concierge for access to media remote controls.

RULES FOR MEETING ROOM AND KITCHEN

1. Users shall clean the room and remove garbage to the P1 garbage room.
2. Users shall close doors, windows and blinds, and turn lights off before leaving.
3. Users shall turn off the stove and oven before leaving.
4. Consumption of alcohol is not permitted except for exclusive function.

SWIMMING POOL, HOT TUB, AND PICNIC AREA RULES

PERSONS USING THIS FACILITY DO SO AT THEIR OWN RISK AND RELEASE AND INDEMNIFY THE STRATA CORPORATION AND THE MANAGING AGENTS FROM ANY AND ALL CLAIMS ARISING FROM THE USE OF THE FACILITY.

This area is a common area of the building and all rules related to common areas apply.

1. Children (under the age of 18) shall be accompanied by adults. No lifeguard is provided.
2. Residents are responsible for the conduct and safety of their guests.
3. Users of the hot tub/pool shall take a shower before use.
4. Users of the hot tub are advised that the maximum stay should not exceed 10 minutes. Users should avoid long exposure which may result in nausea, dizziness or fainting
5. Young children and infants are not permitted in the hot tub.
6. Elderly users and users with heart disease, diabetes, high or low blood pressure and users taking medication for cardiovascular or nerve disorders should not use the hot tub without consulting their doctor.
7. Do not totally immerse your body in the hot tub. Keep long hair away from all underwater suction fittings.
8. Do not use the pool or hot tub when you are under the influence of alcohol.
9. Always enter and leave the hot tub slowly and cautiously.
10. Proper swim attire shall be worn in the hot tub / pool (no nudity, cut-off jeans or T-shirts permitted).
11. Pets are not permitted in the picnic area, on the pool deck or in the pool/hot tub.
12. Alcohol is not permitted in the picnic area.
13. Glass containers are not permitted on the pool/hot tub deck or in the pool or hot tub.
14. No beverages except water permitted on pool/hot tub deck.
15. Headphones must be used for listening to music. Speakers are not permitted.
16. Barbequing is not permitted

EXERCISE ROOM RULES

PERSONS USING THIS FACILITY DO SO AT THEIR OWN RISK AND RELEASE AND INDEMNIFY THE STRATA CORPORATION AND THE MANAGING AGENTS FROM ANY AND ALL CLAIMS ARISING FROM THE USE OF THE FACILITY.

1. The exercise room is for Brava residents and their guests only. All visitors shall be accompanied by a resident.
2. Smoking or alcoholic drinks are not permitted.
3. Wearing of wet swimming apparel is not permitted.
4. no children under the age of 14 are permitted in the room, with the exception of infants in strollers.
5. No pets are permitted in this area.
6. Shoes shall be worn when using the exercise equipment.
7. All equipment shall be wiped and restored to its original place after use (e.g. mats and free weights).
8. Anyone witnessing persons causing damage to this facility or equipment shall report the incident to the Concierge, a Resident Manager and/or in writing to the Strata Agent.
9. Persons noting normal wear and tear to the equipment which requires attention, shall report such items to the Resident Managers or Strata Agent immediately.
10. Headphones shall be used for listening to music.
11. Use of the exercise equipment is limited to 30 minutes per session when other users are waiting in the exercise room.