

TAPESTRY BCS 2645

AMENITY ROOM BYLAWS AND RULES

Effective: April 22, 2009

Revised: June 2, 2010

1. No person under the age of 16 years of age is permitted in the Amenity Room unless accompanied by a resident adult 19 years or older. The resident adult must remain in attendance at all times
2. No equipment or furniture is to be removed from the Amenity Room.
3. Alcoholic beverages may be consumed only if the appropriate permit has been obtained (a copy of which is to be provided).
4. The Amenity Room, can be booked for exclusive private functions between the hours of 9:00 a.m. to 10:00 p.m. to a maximum of 6 hours per booking, for a fee of \$30 per hour, minimum 3 hours per booking, and a \$500 damage and cleaning deposit posted. The deposit will be returned if there are no damages sustained and the room has been cleaned.
5. No commercial events are allowed in the room.
6. Pets are not allowed in this facility.

RULE

1. In the event that the Amenity Room is booked until 10:00 p.m., the Amenity Room will remain **OFF LIMITS** to **ALL** residents of Tapestry until the following day, **AFTER** the Resident Caretaker inspect the premises and re-opens the Amenity Room for resident's use.

TAPESTRY BCS 2645

MOVE-IN / MOVE-OUT

BYLAWS

Effective: April 22, 2009

- (1) The strata corporation may regulate the times and manner in which any moves into or out of residential strata lots may be made and require that such moves be coordinated with the Resident Caretaker of the building at least seven days in advance of such moves, or such lesser period as the council may, in its sole discretion, permit, provided that if an owner carries out, or permits any tenant or occupant, or any guest, employee, agent or invitee of the owner or his or her tenant or an occupant of the strata lot, to carry out, any move into or out of his or her strata lot otherwise than in accordance with such prior arrangements made with the Resident Caretaker of the building, the owner will be subject to a fine of \$100, such fine to be paid on or before the due date of the next monthly assessment payable by such owner.
- (2) An owner of a residential strata lot must notify the strata corporation, at least seven (7) days in advance of the date and time that the owner or an occupant of his or her strata lot will be moving into or out of the strata lot.
- (3) A \$250 refundable deposit is to be given to the Resident Caretaker for any move-in and any move-out. The cost of repairs to any damage to common property will be subtracted from this deposit. Damage costs not recovered from the moving party shall be assessed to the owner and is payable forthwith.
- (4) A non-refundable assessment of \$100 will be levied to any unit on any move-in conducted between Mondays and Fridays except Statutory Holidays within the Tapestry to defray the costs to the strata corporation, which includes, but is not limited to, wear and tear of the common areas, administration, security access coding, the installation of elevator pads, issuance of the elevator control key, etc. Additional \$50 will be levied to any move in conducted on Saturdays, Sundays and statutory holidays.
- (5) All move-ins and move-outs can only be conducted between 9:00 a.m. to 7:00 p.m. An elevator may be reserved for the exclusive use of this purpose but only to a maximum of four (4) hours per scheduled move-in day.
- (6) The location to be used for moving in and out is the designated area by the loading area between the two buildings, not through the front doors.

Owners who have Tenants moving in must sign a Form K and this must be provided to the property management company **prior** to their tenants' move-in. The Tenants must be provided with a copy of the Bylaws and Rules when signing the Form K.

**Your Resident Caretaker contact information is:
VIOLETA DOROBAT 604-809-3380**

TAPESTRY BCS2645
PARKING BYLAWS
(Effective April 22, 2009)

Visitor Parking

- 7.6 (1) Visitor parking stalls are intended for the exclusive use of those who are visiting a resident of Tapestry, or by tradespeople who are providing a service to a resident, or the strata corporation. Any other use contravenes these bylaws.
- (2) Residents are prohibited from parking in visitor parking for any reason at any time.
- (3) Visitor's vehicles must display a valid visitor's parking permit at all times - failure to display a valid visitor's parking permit will result in immediate towing.
- (4) Visitor parking shall be limited to a maximum duration of three (3) consecutive days or portion thereof, unless prior approval is obtained from the strata corporation.
- (5) In addition, a vehicle may not park in visitor parking for more than seven (7) days or portion thereof in a calendar month without prior approval from the strata corporation.
- (6) Residents shall not allow non-residents to park their vehicles for work or off property activities in the area, or alternate multiple vehicles between visitor parking and resident parking.

Violators will be towed without notice at the owner's expense.

Resident Parking

- 7.7 (1) Resident stalls must be kept clean of fluids, stains and spills. Clean up is the Owner's responsibility. Owners will be charged back for the cost the strata corporation will incur for cleaning on their behalf.
- (2) Items must not be stored in resident parking stalls.
- (3) Vehicles must be licensed and insured.
- (4) Residents must park only in their designated parking stall and within the painted parking lines.
- (5) Residents must wait for the gate(s) to close before proceeding to their parking stall or exiting the parking lot.

Violators will be fined and/or towed at the owner's expense without notice.

Maximum fine

- 4.1 (1) The strata corporation and each separate section with respect to any bylaw or rule that relates solely to such section, may fine an owner or tenant a maximum of:
- (a) \$200 for each contravention of a bylaw, and
- (b) \$50 for each contravention of a rule.