

# **BCS 2667 – RULES**

## **KEYS/FOBS RULE**

- 1.1** All 1 bedroom strata lots are permitted to own up to and not exceeding 3 Fobs and 3 keys. Any amount exceeding the approved amount, must be requested in writing to the strata council and must be approved by the strata council prior to purchase.
- 1.2** All 2 bedroom strata lots are permitted to own up to and not exceeding 5 Fobs and 5 keys. Any amount exceeding the approved amount, must be requested in writing to the strata council and must be approved by the strata council prior to purchase.

Fobs can be ordered from RM Building Maintenance at \$60.00 each and Keys at \$25.00 each. The phone number to contact is 604-318-3615. All cheques and received funds are payable to the Strata Corporation Strata Plan BCS 2667.

## **GYM RULES**

- 2.1** Use at own risk
- 2.2** Children under 16 years of age are not permitted to use the equipment.
- 2.3** Closed toe shoes must be worn at all times when near the machines or free weights.
- 2.4** No pets allowed.
- 2.5** Please bring a towel to wipe down equipment immediately after use.
- 2.6** Limit your time on each piece of equipment to 20 minutes when others are using the gym.
- 2.7** Appropriate clothing must be worn at all times.
- 2.8** Put your weights away after use.
- 2.9** Limit music to a reasonable volume.
- 2.10** A maximum of 2 guests per suite are allowed, and must be accompanied by a resident.
- 2.11** Smoking is prohibited.
- 2.12** If you notice a problem with any piece of equipment, please leave a note on the equipment and contact us via the information posted in the lobbies of each tower.
- 2.13** If you are the last to leave the gym please turn off the lights, air conditioning, and treadmills. Light switches are inside the fitness centre on the left side of the door. Air conditioning is controlled via the panel on the East side of the room (to your right). It will make a bunch of noise for a few minutes and then turn off.

## **PET RULES:**

- 3.1.** Pets must be leashed and under the control by the pet owner or other responsible adult while on common property.
- 3.2.** For hygienic reasons and because animal urine is causing damage to the grass, please walk pets off property instead of the common area courtyards on the 3rd floor.
- 3.3.** If any pet does urinate or defecate on the common property, inside or outside, the owner shall immediately and completely remove all of the pet's waste

from the common property and properly dispose of it.

Refuse bags have been provided in case an owner's pet has an "accident" while accompanying its owner in the courtyard. . The owner shall contact Five Star Building Maintenance to arrange any special cleaning if necessary.

(a) If any special cleaning is required as a result of the pet urinating or defecating, the owner or occupant shall pay all costs of such special cleaning; or

(b) If replacement of the floor covering is necessary as a result of the pet urinating or defecating, the owner or occupant shall pay all costs of such replacement.

**3.4. An owner, tenant or occupant whose guest brings a pet onto the common property shall ensure that the guest complies with these rules.**

The owner, tenant or occupant of a strata lot is responsible for the actions of a guest's pet.

#### **PARKING RULES:**

**4.1 Please wait for the gates to close, offenders will be fined.**

**4.2 Please wait for the gate to close when entering or exiting the building, offenders will be fined.**

#### **GARBAGE/RECYCLING RULES:**

**5.1 No refuse, garbage or empty beverage containers may be kept or stored in corridors or common areas or on strata lot patios, balconies or parking stalls.**

**5.2 Recycling bins should be properly used whenever possible. All residents should take the time to familiarize themselves with the materials acceptable for recycling in each designated bin. i.e. cardboard, mixed paper, newsprint, and mixed containers.**

**5.3 Cardboard boxes are to be flattened and put in the container marked "Cardboard".**

**5.4 No furniture is to be disposed of in the garbage room (including mattresses, sofas, tables, chairs, electronics, etc.) Residents are personally responsible for disposing of these articles at the appropriate facility.**

**5.5 Please ensure that household garbage is tied securely and does not spill into corridors or elevators on the way to the garbage room. Owners must clean up any spills immediately.**

#### **MOVE IN / MOVE OUT RULES:**

**6.1 All move in / move outs to take place between 10:00 am to 4:00 pm and again from 7:00 pm to 9:00 pm.**

#### **FURNITURE DELIVERIES**

**7.1 All residents must ensure that they contact RM Building Maintenance 72 hours prior to any furniture delivery to ensure that RM Building Maintenance has a chance to place protective pads into the elevators to protect the elevator from any potential damages. There is no fee associated with delivery of furniture.**