

LMS-4155
The Savoy
LOUNGE/GAME ROOM
CODES OF CONDUCT

Ratified February 26, 2006

These rules apply to all Savoy Residents, their Children and Guests.

1. Hours: 10:00 am – 11:00 pm
2. All minors under 16 must be accompanied by an adult.
3. Any damage to Savoy property will be charged back to the suite of the Resident*.
4. Please use our equipment in a safe and respectful manner, report any deficiencies to The Savoy staff.
5. Share the use of the equipment with others that may be waiting.
6. If using any of the food and beverage facilities, residents are responsible to clean up before leaving.*

* *disclaimer: The lounge/game room is under 24/7 surveillance and is a fob key controlled area to individual suites. As the party using a common areas belonging to everyone in The Savoy, you are responsible to conduct your guests and yourself in a safe and responsible manner. Any and all damage and/or issues resulting from your usage of the common areas will be subject to charges back to your suite, forfeiture of damage deposit; also it can result in further fines and will be subject to loss of use of The Savoy's common areas.*

1 – The Savoy will not be responsible for any loss, or damage to, any articles left in The Savoy Common Areas.

2 – You are responsible for any damage or damages to the premises by your and your invited guest(s).

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POOL, SPA & GYM RULES

Ratified February 26, 2006

Pool

1. No life guard on duty.
2. Shower before entering the pool.
3. No animals in the pool or on the pool deck.
4. No food or drink.
5. No diving.
6. Children under the age of 12 must be accompanied by an adult.
7. Bathing load 138.
8. In case of emergency call 911.
9. Pool hours of operation 6:00 am until 11:00 pm.
10. Pool closed from 10:30 am until 11:30 am for cleaning.

**SPA IS THE SAME EXCEPT HOT TUB TEMPERATURE
NOT TO EXCEED 104.**

**GYM IS THE SAME EXCEPT A SHOWER IS NOT
REQUIRED BEFORE USING THE GYM**

LMS-4155

The Savoy

VISITOR PARKING RULES

Ratified February 26, 2006

1. Only residents of the Savoy are allowed to park their visitor's vehicles in designated parking areas.
2. Drake Towing will perform the monitoring of the parking area. Any area parked in the visitor's area without a VP tag, or parked with a tag for a period of more than 24 hours, will be towed at the vehicle owner's risk and expense. The 24 hour period is considered within the same calendar day. If your visitor is staying past midnight you are responsible to secure an appropriate extended visitor tag from The Savoy staff. These tags are available Monday through Sunday 9:00 am till 4:00 pm.
3. If a vehicle is observed in the visitor parking area, and is then observed 24 hours later, it will be towed. This is notwithstanding that the vehicle may have left the property during the 24 hours and/or is parked in a different visitor stall.
4. Any vehicles found in contravention of any of the parking regulations will be towed away at the owner's risk and expense. You and our visitor are responsible for any vehicle parked at The Savoy, the strata corporation, strata council and management agent *will not* accept responsibility for any damage to vehicles that are towed away. Any and all issues arising from being towed are to be addressed with Drake Towing (or other assigned agent), not with the strata corporation, strata council and management agent. The strata corporation does not and will not reimburse for towing expense.

***RESIDENTS ARE NOT PERMITTED TO PARK
IN THE VISITOR STALLS AND WILL BE TOWED AT ONCE***

Strata Plan LMS-4155 – The Savoy Rules – Common Areas

August 19, 2001

As a strata lot owner, you have a vested interest in properly maintaining the common areas which include the landscaped areas, underground parking, lounge, lobbies, pool/Jacuzzi areas and exercise areas. To protect your investment, this philosophy is conveyed with the following Rules. Any consent, approval or permission given under these Rules must be given by the Strata Council or the managing agent acting upon the instructions of the Strata Council, and must be in writing. Any examples of exclusions given under these Rules are not specifically limited to the samples given. Any reference to the rules applies to all residents and their guests.

1. Resident Parking

- a) Residents are responsible to ensure that the underground security gates close before proceeding.
- b) A resident owner shall use the parking space(s) which have been specifically assigned to the strata lot. Owner shall not park on the common property (visitor parking).
- c) Parking spaces assigned to a strata lot, or any visitor parking stalls, shall not be rented or leased to non-residents.
- d) No vehicle may be parked or stored on the common property except private passenger motor vehicles and bicycles in designated areas. Without limiting the generality of the foregoing, prohibited vehicles include, but are not limited to, buses, derelicts, motor homes, trailers, trucks and uninsured vehicles.
- e) Parking areas may not be used for the storage of other than one automobile, except with prior written approval of the strata council. No storage, boxes or structures of any kind are allowed in any parking spaces or private garages.
- f) All parking spaces and private garage areas are limited common property and shall not be altered or defaced in any manner.
- g) No vehicle shall be parked in a manner that reduces the width of garage, roadway, neighbour's parking space or walkway. Parking is not permitted in the turn-around area in the back alley.

- h) Only vehicles with current registration and insurance in force, or appropriate storage insurance, shall be allowed in the parking areas, except with special permission of the strata council. Parking of vehicles other than those owned or leased by a resident or their guests is prohibited. Proof of storage insurance must be provided to strata council upon request.
- i) Excessive speeds and dangerous driving are prohibited in the parking area. The posted speed limit will be strictly enforced.
- j) No person(s) is/are allowed to camp overnight in any type of vehicle in common areas.
- k) No repairs or adjustments to motor vehicles or other mechanical equipment shall be carried out on the common property.
- l) Vehicle dripping excess oil, gasoline or other fluids will be prohibited from parking until repaired. Owners of vehicles causing staining from such fluids shall, when notified by the strata council, clean up all areas affected. Failure to do so within seven days or receipt of the notice shall result in the strata council arranging for cleaning of the area(s) and charging the owner with the cost incurred.
- m) No vehicle shall be parked in the loading zone for a period longer than the time reasonable for the loading and unloading of the vehicle.
- n) Any vehicle, trailer, boat or equipment parked in contravention of the foregoing will be removed at its owner's sole risk and expense.
- o) All vehicles must be parked within each parking stall. Stalls are marked with end lines according to whether spots are designated regular or small. Vehicles violating the parking limits will be warned upon one occurrence and then on the second occurrence towed at the owner's expense. Any owner wishing to request for slightly larger allowance must petition the council for specific permission. Any vehicle obstructing the traffic lanes will be towed at an owner's expense. Owners renting their parking stall are responsible to inform renters of the maximum size limits. (*approved November 8, 2007*)

2. Visitor Parking – “Visitor Parking” is based on a 24-hour period within the same calendar day.

- a) Only residents of The Savoy, 928 Richards, are allowed to park their visitor's in designated parking areas, and must follow the rules/regulations.

- b) Every unit will receive one (1) Visitor Parking Tag (VP Tag) to allow their guest to park in the visitor parking area for a 24-hour period. The tags are simply clipped onto the rear view mirror of your guest's vehicle while it is parked in the visitor parking area.
- c) Residents are not allowed to park their vehicles in visitor parking and will be towed immediately at their risk and expense.
- d) If you are expecting more than one visitor at a time, arrangements can be made in advance by contacting the Resident Manager during regular business hours.
- e) Guests visiting for longer than a 24-hour period in the same calendar day will require an "Extended Visitor Parking Permit" – see below.
- f) Drake Towing (or other assigned agent) will perform the monitoring of the VP Tag system. Any car parked in the visitor's area without a VP Tag or parked with a tag for a period of more than 24 hours will be towed at the vehicle owner's risk and expense. The 24-hour period is considered to be within the same calendar day i.e. your visitor cannot arrive at 5:00 p.m. and leave at 4:50 p.m. on Saturday and be considered within the 24-hour rule. If your visitor is staying past midnight, you are responsible to secure an appropriate extended visitor tag from The Savoy staff. These tags are available Monday through Sunday, 9:00 a.m. until 4:00 p.m.
- g) If a vehicle is observed in the visitor parking area, and is then observed 24 hours later, it will be towed. This is notwithstanding that the vehicle may have left the property during the 24 hours and/or is parked in a different visitor stall. If your visitor is staying over the 24-hour period, you are responsible for securing an appropriate extended VP tag from the staff at The Savoy.
- h) The visitor parking area will be observed to ensure no car is utilizing the area for more than six days in any given month (eight 24-hour parking days), excluding cars with a valid Visitor Parking Permit (see below).
- i) Replacement Visitor Parking tags may be obtained from the Resident Manager during regular business hours. Each unit will receive one VP tag at no cost. If a VP tag is lost, you will be required to pay \$25 for a replacement tag. Replacement tags are marked to identify them as a replacement. If an original VP tag and its replacement tag are both observed in the visitor parking area, both vehicles will be towed at each vehicle owner's risk and expense.

- j) Visitor Parking Permits are available if you are expecting visitors for a period longer than 24 hours. This allows our guest to park in the visitor's parking area for the specified dates on the permit. Permits are available in advance from the Resident Manager during regular business hours.
- k) Visitor Parking Permits are not available for long-term regular guest visitations.
- l) Contractor parking is available but a permit must be obtained from the Resident Manager. If the contractor is only visiting for one day, then a regular VP tag may be used.
- m) Any vehicles found in contravention of any of the parking regulations will be towed away at the owner's risk and expense. You and your visitor are responsible for any vehicle(s) parked at The Savoy. The Strata Corporation, Strata Council and the Management Agent will not accept responsibility for any damage to vehicles that are towed away. Any and all issues arising from being towed are to be addressed with Drake Towing (or other assigned agent), not through the Strata Corporation, Strata Council or Management Agent. The Strata Corporation does not and will not reimburse for towing expenses.

3. Patios/Decks and Balconies

- a) No items other than what is permitted by the Rules shall be kept on patios/decks, balconies or common property, unless express permission by Council has been granted.
- b) Items which **MAY** be kept on a patio/deck or balcony are:
 - i) Gas or electric barbeques. (Note: to limit excessive smoke intruding on neighbouring suites, barbeques may be used only between the hours of 11:00 a.m. – 9:00 p.m.)
 - ii) Patio style furniture only (no upholstered living room sofas, chairs, bookcases etc.)
- c) Items which **MAY NOT** be kept on patio/deck or balcony are:
 - i) Freezers
 - ii) Clothes lines/racks or any hanging clothing.
 - iii) Storage units, shelves or items unless written approval given by Council.

- iv) Sports equipment such as skis, exercise machines, dart boards, punching bags, weights.
- v) No lighting other than which was installed as an original permanent fixture, i.e. no torches. Permanent fixtures outside are part of the limited common property and may not be changed without prior permission from Council.
- vi) No Christmas lights before December 1 or after January 10. No strings of lanterns or lights at any other time.
- vii) No free standing trellises. Trellises must be situated against a wall so as not to detract from the architectural lines of the deck/patio or balcony railings. Owners must obtain consent from Council for trellises.
- viii) No bird feeders, bird-baths, dog/cat houses or cat carpet climbing trees.
- ix) No flooring (cedar, carpeting etc.) may be installed on deck surfaces in a manner that may penetrate/damage the deck membrane and create potential leakage problems or other damage.
- x) No cleaning supplies such as mops, garbage cans/bags.
- xi) No storage of empty boxes, cans bottles, tires or general refuse.

4. Planters on Patios/Decks and Balconies

Residents are permitted to have planters and flower boxes on their patios/decks and balconies with the following guidelines:

- a) Small shrubs and flowers are permitted; no vegetable gardens are allowed.
- b) No plantings shall be made that attach themselves to the building areas, such as ivy.
- c) Planters, flower boxes, statues etc. must be on the limited common property, not on any surrounding common property.
- d) No hanging baskets.
- e) No flower boxes hanging on the *outside* of the balcony; flower boxes must be on the *inside* of the balcony.

- f) Residents are responsible for keeping these planters and flower boxes neat and tidy in appearance at all times year-round and must have trays below them to catch water run-off.

5. Exterior Appearance

- a) For consistency, the backing of all window treatments visible from the exterior of the building must be the same neutral colour as the original blinds installed by developer.
- b) The Condominium Act requires that all exterior alterations must receive prior approval of the Strata Council in writing. This includes attaching anything to the building or common areas (this includes satellite dishes, changing suite number signs, exterior lighting fixtures etc.).

6. General

- a) No owner shall use any part of the common property for storage except as permitted in writing by the Council. No owner shall keep floor mats, rugs, furniture, shoes, stroller, umbrellas and garbage bags outside their door in the hallways. No owner shall store any items on their parking space or private garage.
- b) For consistency, the suite numbers must be displayed on the exterior side of the private suites must not be changed or altered.
- c) No owner and/or resident shall:
 - i) Do anything or permit anything to be done that will increase the risk of fire or the rate of fire insurance on the building of any part thereof, or
 - ii) Do anything or permit anything to be done that is contrary to any of the provisions, rules or ordinances of any statute or municipal bylaw.
- d) The deductible portion of the claim against the building insurance shall be recoverable from the owner and/or resident of the strata lot from which the cause of the claim originated where in the opinion of the Strata Council, the claim is the result of the negligence of the owner and/or resident.
- e) The sidewalks, walkways, passages and driveways of the common property shall not be obstructed or used for any purpose other than entering or exiting from the building, the strata lots and parking areas within the

common property. No access doors or common area doors are to be propped open or left in an unlocked position at any time.

- f) No mops, rugs or dusters of any kind shall be shaken and no refuse or any other objects shall be thrown out of any windows or doors, or from any balcony or deck/patio of a strata lot.
- g) Owners and/or residents are to take care when washing their balcony or patio/deck that an undue amount of water shall not be poured onto the balcony as this may cause the unit below to suffer the dirty water draining off. Damp mopping is the best method of cleaning balconies.
- h) Ordinary household refuse and garbage shall be removed from each strata lot and deposited in containers provided by the Strata Corporation for that purpose. All garbage shall be plastic-bagged and tied before depositing.
- i) All large items that should not be deposited into the compactor shall be left in an area designated by the Resident Manager. The Strata Corporation will arrange for removal of large items from a designated storage area.
- j) No owners or occupants of a strata lot, or their guests shall do anything on common property likely to damage the plants, bushes, flowers or lawns and shall not place objects of any of the garden areas so as to damage them, or prevent reasonable growth.
- k) An owner, occupant or agent of an owner may not display an advertising sign of any type upon any strata corporation property where it is visible to the general public, except in designated areas, nor will any of the above persons leave open or unlocked any entrance door to the building for the purpose of "open house" selling.
- l) Any signage for open houses must be left free-standing outside the front areas, including the suite no. so the visitors may dial on intercom. No signs may be posted to the doors/windows.

7. Guest Suite

- a) Maximum of 7 nights per year, per suite.
- b) A \$200 deposit and a fee of \$50 per night, September 1st to May 31st, or \$75 per night from June 1st to August 31st is to be paid, prior to check-in.
- c) Owner/Resident is responsible for their guests and any damage they may cause.

- d) Owner/Resident is responsible for their guests and must inform them of the regulations regarding the building rules and guest suite rules.
- e) Cancellation policy is 7 days prior to the entry date, or full charges will be levied.
- f) The guest suite must be left clean, including shower and bathroom (Resident Manager will vacuum carpets). At Resident Manager's discretion, if suite is not left clean, you will forfeit the \$200 deposit so cleaning staff may be called in to prepare the room for the next guests.
- g) No excessive noise or more than 2 adults and 2 children staying in the guest suite at any time.
- h) Check-in time is 3:00 p.m. and check-out time is 11:00 a.m. Resident Manager needs to inspect and vacuum the guest suite for the next guests and late check-outs will be charged \$25 per hour for every hour after 11:00 a.m. (taken from the \$200 deposit and not pro-rated by minute).
- i) No smoking and no pets allowed in guest suite.
- j) No cooking in the guest suite.
- k) Sheets/blankets, pillows and towels are supplied by resident/guest.
- l) If guests do not comply with any of the regulations at the direction of the Strata Council, the deposit may not be returned and residents may be prohibited from using the guest suite in the future.
- m) Any damage under \$200 will be taken from the deposit; any damage over the value of \$200 will be billed directly to the resident.

8. Moves

- a) All move-ins and outs of the building shall be booked at least 72 hours in advance with the resident manager.
- b) A \$100 fee shall be assessed to the strata lot owner for all moves.
- c) Moving can take place Monday to Sunday, 9:00 a.m. to 12:00 Noon and 1:00 p.m. to 4:30 p.m (*approved March 13, 2008*)
- d) There will be a \$200 refundable move-in deposit and there will be a pre and post inspection. If it is noted that the cost of the repairs would be more, the cost would be billed back to the resident (*Approved March 13, 2008 council meeting*).

Additional Rules Ratified at Annual General Meeting held December 3, 2001:

- 9) All pets must enter the building from P1 or the lower parking levels and are expressly prohibited on the main floor lobby, lounge and office areas.
- 10) No wheeled transport such as riding of bicycles and use of roller blades are permitted through the Richard Street main lobby, with the exclusion of wheelchairs and baby carriages.
- 11) Barbeque hours shall be from 11:00 a.m. to 11:00 p.m.

Rules Approved at March 13, 2008 Council Meeting:

- 12) Owners are not permitted to bring outside people into the building for commercial use of the fitness equipment and/or swimming pool. Owners may engage in utilizing a fitness trainer for their personal benefit.

Rules Approved at August 26, 2008 Council Meeting:

- 13) No bikes are permitted in the elevators. No bikes should be brought in through the main lobby area, and guests who bring bikes into the building are asked to please use the storage room off of the P1 level.

**STRATA PLAN LMS 4155
THE SAVOY DOWNTOWN**

Rules

1. A fee of \$25.00 per day will be charged for any owner that has exclusive use of the P4 storage room. This will be charged against the strata lot belonging to the Owner that has exclusive use of this room.