

Rules for Strata Plan LMS-2174

#	Rule Description	Date Approved? Date Ratified?
	<p>FOB/IRT</p> <p>In order for a tenant to purchase a FOB/IRT they will require a letter from the owner approving such purchase. (May 23, 2006 c/mtg.)</p>	May-23-2006
	<p>Garbage Room</p> <p>No furniture may be left or dumped in or around the garbage room. A fine of \$50 will be assessed to a unit if it can be determined where the items are from". (June 21, 2005 c/mtg.)</p>	Jun-21-2005
	<p>VISITORS PARKING</p> <p>The following RULE applies to the Visitors Parking at 1188 Richards Street:</p> <ul style="list-style-type: none"> • <input type="checkbox"/> Owners and residents are not permitted to park in the visitor parking stalls. • <input type="checkbox"/> A valid parking pass must be displayed at all times. • <input type="checkbox"/> The pass must be clearly visible. • <input type="checkbox"/> No commercial strata lot employees, owners or tenants are permitted to park in the visitor parking stalls. • <input type="checkbox"/> No vehicle is permitted to be parked in the same stall for a period exceeding 24 hours. • <input type="checkbox"/> Any vehicle not parked in compliance with the strata corporation's rules will be towed at the vehicle owners' risk and expense. • <input type="checkbox"/> The strata council reserves the right to amend this rule as deemed necessary. Residents are advised that the strata council is conducting inspections of the visitor parking areas. 	Jun-21-2005

SCHEDULE "C" - LMS-2174 - RECREATION FACILITIES RULES

1. Recreation facilities operating hours shall be as follows:

7 days per week

Exercise Room, Spa & Sauna

6:00 a.m. to 11:00 p.m.

2. No pets shall be authorized in or around the Recreation Facilities. No pets are permitted in the exercise/spa areas.

3. The Recreation Facilities are designated for use by LMS-2174 residents and their guests only. Children and/or guests using the facilities must be accompanied by the resident, who must remain present during their guests use of the facilities.

4. Guests must be accompanied by an adult resident. There will be a maximum of two (2) guests per suite.

5. Children under the age of 16 years must be accompanied and supervised by an adult resident.

6. Smoking, eating and drinking is prohibited in the exercise, spa and sauna facilities. Water bottles with a proper cap containing only water will be permitted in exercise area but not in spa/sauna areas.

7. The consumption of liquor is not permitted within the Recreation Facilities.

8. Noise and music levels must be maintained at acceptable standards at all times.

Please keep the noise level low – no portable stereos are permitted in the pool area. Personal "walkmans" are permitted.

9. Inappropriate language and/or conduct within the Recreation Facilities will not be tolerated.

10. Persons which have recently consumed alcohol will not utilize the pool or spa.

11. Appropriate swim wear will be worn in the areas of the pool, spa and saunas. Swim wear will not be permitted for wear in other areas of the Recreation Facilities.

12. Only proper exercise clothing and shoes are permitted in the exercise room. Street clothes (including jeans and jean shorts), swim wear, sandals, street shoes, thongs, etc. are strictly prohibited. Proper foot wear must be worn at all times. Bare feet are not allowed.

13. Beverages, food items and breakables will not be permitted in the areas of the pool, spa and saunas.

14. A cleaning shower must be taken prior to using the spa or sauna. This requirement also applies to using the spa after the sauna.

15. Spa users must be dry before leaving the pool area. Foot wear must be

worn at all times in the common areas within the building.

16. Any windows and doors opened must be closed before leaving the facilities.

17. Users of the exercise equipment shall wipe all equipment clean after use.

18. For the enjoyment of all residents, the above rules must be complied with at all times. Failure to comply will result in suspension of facilities usage and/or fines for the individuals concerned.

Access Cards: Damaged access cards or fobs will be replaced by the strata corporation if the card/fob is replaced by the manufacturer under warranty. Damage caused by abuse or neglect is the owner's responsibility and not the strata corporation's. The strata corporation reserves the right to refuse refunding an owner (user) for any access card/fob.

Common Facilities: Access hours to all strata corporation common facilities including: storage lockers, bicycle storage locker rooms and recreation facilities are between 6:00 a.m. to 11:00 p.m. daily.
