

EPS4147 – Met 2

Food Delivery Rules for Covid-19

(As Passed the September 1, 2020 Strata Council Meeting)

1. Food Couriers are not to be buzzed up or let into the building, at any time.
2. Upon delivery, Residents have to meet the food delivery courier at the front door lobby.
3. No liability or responsibility is accepted for any deliveries left at the front of the building.
4. Concierge are not to be asked to accept food deliveries on behalf of the Resident(s).

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Mask Rules

1. Every individual who enters the building or is on any common property within the building is required to wear a mask. This applies to everyone including visitors, trades, delivery personnel, etc.
2. The concierge and security personnel on duty are instructed and authorized to refuse entry for anyone without a mask. A \$50 fine will be issued to any resident, other than those identified as exempt, who fails to comply. As instructed under the BC Health guidelines, authorities will be notified should there be resistance or confrontation.
3. Residents who, due to medical conditions, are unable to comply, **must** register with the concierge for an exemption.
4. Children under the age of 12 are exempt.

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Parcel and Package Rules

(Ratified at the October 30, 2019 Annual General Meeting)

1. Concierge may receive packages exclusively on behalf of Owners or Tenants who currently reside in the Strata Corporation and are registered with Concierge (see Resident Information Form, Form K). Concierge may deny service for individuals who do not reside in the building or are not registered.
2. Upon receiving a delivery, Concierge will notify the Resident by email or attaching a note to the Resident's mailbox.
3. To pick up a package, Residents must show picture ID and must sign to confirm receipt of the package.
4. Residents may authorize another person to pick up package on their behalf. This could be done via email or in writing. Concierge may deny over-the-phone authorizations. The authorized person must be ready to produce ID and sign to confirm the receipt.
5. Packages that are fragile, exceed 18" x 18" x 18" **in size** or are too heavy to move safely may be refused by the Concierge.
6. We serve the residential but not business operation needs. We do not service a home run business. Packages addressed to a home-based business may be refused or subject to a per-item fee to be set.
7. Over **12 packages per single suite over a period of 1 calendar month** may be considered excessive, thus packages may be denied.
8. Unless prior arrangement is made with the Concierge, we expect the packages to be picked up within **2 days by the Resident after Concierge sends a notification**. Packages unclaimed for more than **1 week** may be returned to the sender. **During the peak holiday seasons**, due to a large volume of deliveries and limited storage, we may return the packages if not claimed within **2 days**.
9. **Perishable items** such as groceries and flowers will be refused by the Concierge. We do not have a refrigerated storage facility and are not responsible for any goods damaged due to any storage.
10. Liability for any items signed for by Concierge is limited to **a maximum of \$200**. We strongly recommend and encourage you to insure your valuables.
11. No liability or responsibility is accepted for any items left at the concierge desk when it is unattended and when concierge does not accept it explicitly in person.
12. Concierge are not able to investigate or track packages more than **30 days** from the package delivery date.
13. We would like you to recognize that Concierge may not be always at the desk, fulfilling duties related to the building safety, security or an emergency response. Sometimes these duties take priority over packages facilitation. Please be patient, concierge will process the packages in a priority sequence

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Rules

Visitor Parking

Residents may not park their vehicles in the visitor parking level on P1. *(Ratified at the October 30, 2018 AGM)*

No Smoking

No smoking on common property. *(Ratified at the October 30, 2018 AGM)*

Met 2 Visitor Parking Rules

(Ratified at the October 30, 2018 AGM)

1. Visitor parking spaces may only be used by individuals who are visiting a Resident of the Strata Corporation, or by tradespeople who are providing a service to a Resident or the Strata Corporation and shall not, at any time, be used for the parking of a Resident's personal vehicle. Use of the Visitor parking lot is on a first-come, first served basis. For the purposes of this subsection, a "Resident" is anyone who lives full or part time at Met 2.
2. Parking permits issued by the Strata Corporation must be placed on the dashboard of the visiting motor vehicle with the pass number visible, or they may be subject to fine or towing at the Resident's or Strata Lot owner's sole risk and expense. From time to time, the Strata Corporation may issue new parking permits, replacing previous versions.
(Ratified at the October 30, 2019 AGM)
3. No one may park in a visitor space designated as "handicapped" without displaying a valid disabled persons parking permit and a visitor parking permit.
4. A maximum of one visitor parking permit will be issued to each strata lot. Residents must register plate numbers and model & year of their own motor vehicles which will be parked at their resident parking stall(s) before the visitor parking permit will be issued. Any registered motor vehicles that are parked at the visitor parking spaces are subject to fine. Visitor parking permits remain the property of the Strata Corporation. It is the Resident's responsibility to provide the Concierge with their updated plate numbers and model & year of their own motor vehicles if there are changes.
5. Lost or stolen visitor parking permits must be reported immediately to the Concierge and a charge of \$50.00 per parking permit will be levied for a replacement of the lost or stolen parking permit. If more than one vehicle is found in the visitor spaces with parking permits bearing the same strata lot number, all vehicles may be towed.
6. Visitors will not park a motor home, trailer, tractor, boat or equipment of any kind in a visitor parking space.
7. Visitors' pets or children must not be left unattended in vehicles at any time.
8. Visitor parking shall be limited to a maximum duration of eighteen (18) hours, unless prior approval is arranged with the Concierge for an extended visitor parking pass (and on a space available basis). Under no circumstances may a Strata Lot owner make use of visitor

parking for more than three (3) consecutive days or portion thereof without an extended visitor parking pass which may be obtained through prior written approval from Strata Council (at its sole discretion). Furthermore, no Strata Lot owner may make use of visitor's parking for more than twelve (12) days or portion thereof in a calendar month without prior written approval from Strata Council (at its sole discretion). ***(Ratified at the October 30, 2019 AGM)***

9. An extended visitor parking pass may be obtained on a space available basis. Extended visitors parking passes are provided at the sole discretion of the Strata Council. The strata lots parking permit must be displayed in addition to the extended parking permit at all times.
10. The visitor parking stalls are intended for the exclusive use of individuals who are visiting a Resident of Met 2 or by individuals who are providing a special service to the building. Any other use contravenes this bylaw.
11. Residents who allow friends, relatives or others to regularly park vehicles (i.e., for daily work in the area or commuting via public transit) do not fall under the "Visitor" category for parking in the building and contravene this bylaw.
12. Residents are responsible for informing their Visitors of building security and parking bylaws and rules. Residents will be responsible for any building security or parking bylaw infractions caused by their Visitors.
13. Visitor temporary parking passes are issued on a first come basis from the building manager or concierge. A maximum of three for the building will be issued per 24 hours period. A maximum of one visitor temporary parking pass can be issued to one Strata Lot at a time.
14. Vehicles not permitted in visitor's parking will be towed at the Owner's expense.
15. Residents who contravene the parking rule are subject to fine. Residents who abuse their visitor's parking privileges will have these privileges revoked for a period of 90 days on second offence and for 1 year for subsequent offence.
16. Only valid parking passes issued by the Strata Corporation will be used at any time. Unauthorized parking passes displayed will result in immediate towing without notice. ***(Ratified at the October 30, 2019 AGM)***

“CLUB MET AMENITIES” RULES

1. Amenities are for the use of Residents and accompanying guests only.
2. Non-Resident Owners cannot book amenities for their exclusive use.
3. Commercial activity is not permitted in any of the amenities.
4. Pets are not permitted in any amenities areas including the Common area grass.
5. **Hours of Operation for the Amenities are as follows:**

Amenities Located at Met (6588 Nelson Avenue)

- Social Room
9:00 a.m. – 10:00 p.m. Sundays to Thursdays
9:00 a.m. – 11:30 p.m. Fridays and Saturdays
- Exercise Room
7:00 a.m. to 11:30 p.m. 7 days a week
- Grand Dining Room
9:00 a.m. – 10:00 p.m. Sundays to Thursdays
9:00 a.m. – 11:30 p.m. Fridays and Saturdays
- Golf Simulator Room
9:00 a.m. – 10:00 p.m. 7 days a week
- Karaoke Room
9:00 a.m. – 10:00 p.m. Sundays to Thursdays
9:00 a.m. – 11:30 p.m. Fridays and Saturdays

Amenities Located at Met 2 (6538 Nelson Avenue)

- Yoga & Dance Studio
9:00 a.m. – 10:00 p.m. Sundays to Thursdays
9:00 a.m. – 11:30 p.m. Fridays and Saturdays
- Indoor Pool & Hot Tub
7:00 a.m. to 11:30 p.m. 7 days a week
- Sauna & Steam Room
7:00 a.m. to 11:30 p.m. 7 days a week
- Card & Mahjong Room
9:00 a.m. – 10:00 p.m. Sundays to Thursdays

9:00 a.m. – 11:30 p.m. Fridays and Saturdays

- Lawn Bowling
9:00 a.m. – 10:00 p.m. Sundays to Thursdays
9:00 a.m. – 11:30 p.m. Fridays and Saturdays
- Bowling Alley
9:00 a.m. – 10:00 p.m. Sundays to Thursdays
9:00 a.m. – 11:30 p.m. Fridays and Saturdays
- Games Room
9:00 a.m. – 10:00 p.m. Sundays to Thursdays
9:00 a.m. – 11:30 p.m. Fridays and Saturdays

*Exclusive use is only permitted in the Social Room, Grand Dining Room, Golf Simulator Room, Karaoke Room, Yoga/Dance Studio, Card/Mahjong Room, Lawn Bowling, Bowling Alley and Games Room. Prior booking arrangements must be made with the Concierge and must be booked by the Owner of the strata lot or with a written consent of the Owner. A refundable damage deposit of \$300 is required. Cancellation of the room and Patio Area less than seven (7) days prior will result in \$50 being forfeited from the damage deposit. Except for the month of December where thirty (30) days cancellation notice will be required. Any damage will be the responsibility of the Strata Lot Owner.

Proof of residency is required and a rental agreement form must be completed and submitted with the damage deposit for the booking.

Please report anyone that is in violation of the above rules to the Strata Agent with the time and date so proper steps can be taken to resolve the situation.

Users found in violation of the above rules could be subject to a fine.

Division 1 – General Rules for the Amenities

All Common Facilities may be used by Residents, their respective Visitors and Family members.

Owners, Residents and Tenants, are always fully responsible for the acts of their Visitors and Family members using Common Facilities. This includes the complete liability for any damage, fine, cost or fee because of misuse of the Common Facilities. **Accordingly, all Owners, Residents and Tenants must sign and file with the Strata Corporation a Consent form and provide a \$300 damage deposit before they are entitled to use the facilities,** as designed and approved by the Strata Council from time to time.

Anyone using any Common Facilities does so at their own risk. The Strata Corporation is never responsible for any acts, claims, demands, liabilities, loss, damage, injury or expense, including lawyers' fees, which results from use of the Common Facilities. Security and safety are always the responsibility of the user.

All users of the Common Facilities shall take care not to damage any Common Facilities, assure that Common Facilities are left in a clean and tidy condition, be considerate of all others, not create excessive noise or unreasonable behaviour and follow any instructions given by the Concierge staff.

Smoking is prohibited in all the Common Facilities.

Any persons under age fourteen (14) must be supervised by an adult user at all times, exception being in the gym where no persons under age fourteen (14) are allowed.

Pets are not allowed in the Common Facilities, nor does public nudity.

Clean footwear must be worn at all times in the Common Facilities. No wet or soiled clothing is allowed.

Alcoholic beverages are not permitted anywhere on common property without the prior written consent of the Strata Council. Owners, Residents and Tenants are responsible for their Visitors' and Family members' behaviour.

Any person using any Common Facilities must clean the same immediately after their use. Any cleaning required because of a user's failure to comply with this requirement will be charged for cleaning at \$50 per hour.

If a user reserves any Common Facilities, that user must check in with the Concierge both before and after using the Common Facilities. The Concierge will inspect the reserved Common Facilities with the user before and after the use to determine the condition of the Common Facilities both before and after use. The Concierge shall submit a written inspection report to the Strata Agent regarding each such use, noting if any follow-up action is required.

The Strata Corporation reserves the right to refuse and/or cancel any reservations if the Owner who would be responsible for the use has any unpaid fees, fines or other arrears in the Owner's account.

The Strata Corporation reserves the right to revoke or suspend the use of any Common Facilities by anyone who breaks these Rules or behaves inappropriately.

Division 2 – Social Room

- (1) The meeting room is available to residents anytime on a non-exclusive basis between the hours of 9:00 a.m. to 10:00 p.m., Sundays to Thursdays and 9:00 a.m. to 11:30 p.m., Fridays and Saturdays.
- (2) If a resident wishes to use a meeting room on an exclusive basis a \$300.00 refundable damage deposit must be paid at the time of booking.
- (3) Visitors must be accompanied by a resident when using the facility.
- (4) The user fee for the Social Room will be \$90 per use.

- (5) Bookings are for a maximum of 4 hours.
- (6) No more than 2 bookings per month, maximum 12 bookings per year per strata lot.
- (7) Bookings cannot be made more than 6 months in advance.
- (8) No pets are allowed in the social room.
- (9) Residents who make, or permit others to make excessive noise during the use of the room, will forfeit their entire deposit.
- (10) Residents who do not vacate the room at the prescribed closing time, or at the end of their reservation, shall forfeit their entire deposit.
- (11) The concierge will inspect the room after the booking. If the room has not been cleaned, a cleaning fee will be assessed. Any theft or damage resulting from the use of the room will be assessed.
- (12) All assessments from sections 8 above, will be the responsibility of the Strata Lot making the booking, and subtracted from the damage deposit. Owners are fully responsible for damage caused to common property by their Tenants and guests. If the cost of cleanup or repairs exceeds the deposit, the Strata Lot making the room booking will be billed for the additional costs.

Division 3 – Exercise Room

- (1) The exercise room hours of use are daily from 7:00am to 11:30pm and are for the use of residents only unless otherwise stated in this rule.
- (2) No one shall make loud noises in the Exercise Room so as to disturb the quiet enjoyment of the adjacent or near-by Strata Lots by the people in them. The Concierge and Strata Agent are hereby authorized to expel from the Exercise Room anyone who, in the sole opinion of the Concierge and Property, is in violation of this Rule or other Sections of the Strata Corporation's By-laws.
- (3) No one under the age of 16 shall be allowed in the Exercise Room without the company of an adult.
- (4) The equipment provided in the Exercise Room should be used with care. Users should remember to turn off the equipment after each use.
- (5) Anyone who enters the Exercise Room to perform physical exercise activities should be suitably dressed and wearing proper sport shoes.
- (6) All personal belongings are to be removed after each use.
- (7) No food or drinks are allowed (except plastic water bottles).

- (8) Twenty (20) minute limit on the cardiovascular equipment when there are users waiting.
- (9) Do not bang dumbbell plates together.
- (10) There will be a maximum of one guest allowed per member at any given time.
- (11) All guests for the exercise room must sign in with a name and unit number of their host member. The Concierge reserves the right to ask guests for identification.
- (12) Exercise equipment must be wiped down after use.
- (13) Exercise facility is to be used at the user's risk. The Strata Corporation will not be responsible for personal injury.

Division 4 – Grand Dining Room

- (1) The user fee for the Grand Dining Room will be \$50 per use.
- (2) Requires a damage deposit in the amount of \$300.
- (2) Booking schedules are available between 9:00 a.m. to 10:00 p.m., Sundays to Thursdays and 9:00 a.m. to 11:30 p.m., Fridays and Saturdays.
- (3) Bookings are for a maximum of 3 hours.
- (4) The Strata Council will consider bookings greater than four (4) hours, if submitted in writing within two weeks in advance for the day of the booking
- (5) Only clean footwear allowed (no bare feet).
- (6) The room must be left in clean conditions after use. Cleaning fees of \$50.00 per hour will apply if the room is not cleaned after use.

Division 5 – Golf Simulator Room

- (1) Requires a refundable damage deposit in the amount of \$300 and a \$20 user fee for a 2-hour period (cash or cheque).
- (2) Booking schedules are available daily between 9:00 a.m. to 10:00 p.m.
- (3) Bookings are in two (2) hour time slots.
- (4) Any cancellation within twenty-four (24) hours before the reserved date will result in a subtraction in the amount of \$50.00 from the damage deposit.
- (5) Residents may use their own golf clubs. Use of real golf balls are not allowed in the golf simulator room. Plastic balls provided can only be used.

Division 6 – Karaoke Room

- (1) Requires a refundable damage deposit in the amount of \$300 and a \$20 user fee for a 2-hour period (cash or cheque).
- (2) Booking schedules are available between 9:00 a.m. to 10:00 p.m., Sundays to Thursdays and 9:00 a.m. to 11:30 p.m., Fridays and Saturdays.
- (3) Must be booked through the Concierge, two (2) hour bookings only, 1 booking per day unless no other bookings have been made.
- (4) Maximum of 8 people per suite.
- (5) Any cancellation within 24 hours before the reserved date will result in the forfeit of the booking deposit or portion of.
- (6) No food is permitted in the karaoke room.
- (7) Door must be closed at all times.

Division 7 – Yoga & Dance Studio

- (1) The meeting room is available to residents anytime on a non-exclusive basis between the hours of 9:00 a.m. to 10:00 p.m., Sundays to Thursdays and 9:00 a.m. to 11:30 p.m., Fridays and Saturdays.
- (2) If a resident wishes to use a meeting room on an exclusive basis a \$300.00 refundable damage deposit must be paid at the time of booking.
- (3) Visitors must be accompanied by a resident when using the facility.
- (4) Booking fee of \$20.
- (5) Bookings are for a maximum of 2 hours.
- (6) No more than 2 bookings per month, maximum 12 bookings per year per strata lot.
- (7) Bookings cannot be made more than 6 months in advance.
- (8) No pets are allowed in the Yoga & Dance Studio.
- (9) Residents who make, or permit others to make excessive noise during the use of the room, will forfeit their entire deposit.
- (10) Residents who do not vacate the room at the prescribed closing time, or at the end of their reservation, shall forfeit their entire deposit.

- (11) The concierge will inspect the room after the booking. If the room has not been cleaned, a cleaning fee will be assessed. Any theft or damage resulting from the use of the room will be assessed.
- (12) All assessments from sections 8 above, will be the responsibility of the Strata Lot making the booking, and subtracted from the damage deposit. Owners are fully responsible for damage caused to common property by their Tenants and guests. If the cost of cleanup or repairs exceeds the deposit, the Strata Lot making the room booking will be billed for the additional costs.
- (13) There will be a maximum of two guests allowed per member at any given time.

Division 8 – Indoor Pool & Hot Tub

- (1) The Indoor Pool and Hot Tub hours of use are daily from 7:00am to 11:30pm and are for the use of residents only unless otherwise stated in this rule.
- (2) No one under the age of 16 shall be allowed in the Indoor Pool and Hot Tub area without the company of an adult.
- (3) Anyone who enters the Indoor Pool and Hot Tub area to perform physical exercise activities should be suitably dressed and wearing proper swim attire. No street shoes are to be worn in the indoor pool and hot tub area.
- (4) All personal belongings are to be removed after each use.
- (5) No food or drinks are allowed.
- (6) There will be a maximum of two guests allowed per member at any given time.
- (7) All guests for the Indoor Pool and Hot Tub area must sign in with a name and unit number of their host member. The Concierge reserves the right to ask guests for identification.
- (8) The Indoor Pool and Hot Tub are to be used at the user's risk. The Strata Corporation will not be responsible for personal injury.

Division 9 – Sauna & Steam Room

- (1) The Sauna and Steam Room hours of use are daily from 7:00am to 11:30pm and are for the use of residents only unless otherwise stated in this rule.
- (3) No one under the age of 16 shall be allowed in the Sauna and Steam Rooms area.
- (4) Anyone who enters the Sauna and Steam Rooms should be suitably dressed and wearing proper swim attire. No street shoes are to be worn in the Sauna and Steam Rooms.
- (5) All personal belongings are to be removed after each use.

- (6) No food or drinks are allowed.
- (7) There will be a maximum of one guest allowed per member at any given time.
- (8) All guests for the Sauna and Steam Rooms must sign in with a name and unit number of their host member. The Concierge reserves the right to ask guests for identification.
- (9) The Sauna and Steam Rooms are to be used at the user's risk. The Strata Corporation will not be responsible for personal injury.

Division 10 – Card & Mahjong Room

- (1) Booking fee of \$20.
- (2) Requires a damage deposit in the amount of \$300.
- (3) Booking schedules are available between 9:00 a.m. to 10:00 p.m., Sundays to Thursdays and 9:00 a.m. to 11:30 p.m., Fridays and Saturdays.
- (4) There is a maximum time of two (2) hours per scheduled booking should there be another party scheduled after yours.
- (5) The Strata Council will consider bookings greater than two (2) hours, if submitted in writing within two weeks in advance for the day of the booking
- (6) Only clean footwear allowed (no bare feet).
- (7) The room must be left in clean conditions after use. Cleaning fees of \$50.00 per hour will apply if the room is not cleaned after use.

Division 11 – Lawn Bowling

- (1) Requires a refundable damage deposit in the amount of \$300 (cash or cheque).
- (2) Booking schedules are available between 9:00 a.m. to 10:00 p.m., Sundays to Thursdays and 9:00 a.m. to 11:30 p.m., Fridays and Saturdays.
- (3) Bookings are in two (2) hour time slots and must be booked through the Concierge. Maximum use of two bookings per week per strata lot.
- (4) Any cancellation within twenty-four (24) hours before the reserved date will result in a subtraction in the amount of \$50.00 from the damage deposit.
- (5) Residents may use their own bowling equipment.
- (6) Proper footwear must be worn at all times within the Lawn Bowling area.

Division 12 – Bowling Alley

- (1) Requires a refundable damage deposit in the amount of \$300 and a \$25 user fee (cash or cheque).
- (2) Booking schedules are available between 9:00 a.m. to 10:00 p.m., Sundays to Thursdays and 9:00 a.m. to 11:30 p.m., Fridays and Saturdays.
- (2) Bookings are in two (2) hour time slots and must be booked through the Concierge. Maximum use of two bookings per week per strata lot.
- (3) Proper footwear (provided) must be worn at all times within the bowling alley.
- (4) Residents may use their own bowling equipment.
- (5) Any cancellation within twenty-four (24) hours before the reserved date will result in a subtraction in the amount of \$50.00 from the damage deposit.
- (6) No food is permitted in the lane area.

Division 13 – Games Room

- (1) Booking fee of \$20.
- (2) Requires a damage deposit in the amount of \$300.
- (3) Booking schedules are available between 9:00 a.m. to 10:00 p.m., Sundays to Thursdays and 9:00 a.m. to 11:30 p.m., Fridays and Saturdays.
- (4) There is a maximum time of two (2) hours per scheduled booking.
- (5) Only clean footwear allowed (no bare feet).
- (6) The room must be left in clean conditions after use. Cleaning fees of \$50.00 per hour will apply if the room is not cleaned after use.