



STRATA PLAN NW3355 THE METROPOLITAN

RULES

THE METROPOLITAN STRATA PLAN NW3355

APPROVED RULES

LOUNGE, CARD ROOM AND WORKSHOP RULES

In compliance with the Rules adopted by the Strata Corporation, the following Rules also apply to the Lounge, Card Room and Workshop must be complied with at all times.

1. Use of the lounge, card room and workshop is for residents of The Metropolitan and their guests only.
2. Guests of residents using these facilities must at all times be accompanied by the residents.
3. No person under the age of sixteen (16) years may use the lounge room, card room and workshop, unless accompanied by an adult.
4. No animals are permitted in the lounge, card room and workshop.
5. Persons causing damage to these facilities shall immediately report such damage to the Resident Caretaker or Managing Agent.
6. Persons noting a breach of these Rules, or abuse of the area, shall immediately report the incident to the Resident Caretaker or Managing Agent.
7. Persons noting damage to the lounge, card room and workshop, shall immediately draw the matter to the attention of the Resident Caretaker or Managing Agent.
8. There shall be NO SMOKING in the lounge, card room and workshop.
9. Swimming attire is not allowed in lounge, card room and workshop.

IN ADDITION TO THE GENERAL USE AS DESCRIBED ABOVE, THE LOUNGE MAY BE BOOKED FOR A PRIVATE FUNCTION, AS DESCRIBED BELOW:

1. All bookings of the lounge must have prior approval and must be made with the Resident Caretaker, during regular business hours, approval must also be given by a Council Member.
2. A deposit of \$100.00 will be required with each booking, which will be refunded if the room and contents are left in a clean and undamaged condition.

When the lounge is booking for a private function:

1. Drinking is permitted in the room, within reason.
2. SMOKING IS NOT PERMITTED.

3. The production or reproduction of sound is permitted, in moderation.
4. The room is available for use between 9:00 am and 1:00 am. Music must be terminated no later than midnight, and the room must be vacated no later than 1:00 am.

Persons breaching the above Rules are subject to fining, in accordance with the Strata Corporation rules, and/or removal of the privilege of using the facility.

PERSONS USING THESE FACILITIES DO SO AT THEIR OWN RISK, AND RELEASE AND INDEMNIFY THE STRATA CORPORATION AND THE MANAGING AGENT FROM ANY AND ALL CLAIMS ARISING FROM THE USE OF THESE FACILITIES.

POOL, JACUZZI, SAUNA AND EXERCISE ROOM RULES

THE SWIMMING POOL, JACUZZI, SAUNA, AND EXERCISE ROOM ARE FOR THE USE OF THE RESIDENTS AND THEIR INVITED GUESTS.

IN THE INTERESTS OF SAFETY AND ENJOYMENT, THE FOLLOWING RULES HAVE BEEN PREPARED, AND WE INSIST THAT THEY BE ADHERED TO.

In compliance with the Provincial Health Act, the following rules apply:

NO PERSON SHALL ENTER THE POOL OR JACUZZI WHO:

1. is intoxicated, or
2. has not had a cleansing shower, or
3. is obviously ill, or
4. has open wounds or sores, or
5. is wearing a bandage, or
6. has sore or infected eyes, or
7. has discharging ears or nose, or
8. is not wearing clean or proper bathing attire (cutoffs, T-shirt are not permitted), or
9. is under 16 years of age, unless accompanied by an adult.

IN ADDITION, NO PERSON SHALL IN THE POOL OR JACUZZI AREA:

10. eat, drink, or smoke, or
11. carry glass containers of any kind, or
12. push, run or behave in a boisterous or belligerent manner, or
13. use the facilities other than within the posted hours.

14. use large inflatable toys or air mattresses.

In compliance with the rules adopted by the Strata Corporation, the following Rules also apply to the pool, jacuzzi and sauna area, and must be complied with at all times.

1. Use of these facilities are for residents of The Metropolitan and their guests only. The number of guests of any resident family at any one time will not exceed four (4).
2. Guests of residents using these facilities, who shall number no more than four, must at all times be accompanied by the resident.
3. The privacy and enjoyment of others using these facilities must be respected at all times.
4. No audible radios or sound reproducing equipment is permitted.
5. Proper footwear and cover-ups shall be worn when passing between the pool area and the building and access shall be from the P1 parking level only and not through the Lounge area.
6. No animals are permitted in these facilities.
7. All accidents must be immediately reported to the Resident Caretaker or Managing Agent.
8. Persons causing damage to the facilities shall immediately report such damage to the Resident Caretaker or Managing Agent.
9. Persons noting a breach of these Rules, or abuse of the area, shall immediately report the incident to the Resident Caretaker or Managing Agent.
10. Anyone using the jacuzzi is advised that the recommended maximum stay is fifteen minutes.
11. No person under the age of sixteen (16) years may use the pool, jacuzzi, sauna and exercise room, unless accompanied by an adult.
12. The pool, jacuzzi and exercise area are open from 6:00 am to 11:00 pm, 7 days a week.
13. All swimmers with long hair must wear bathing caps or have their hair tightly braided while swimming in the pool.
14. Towels are to be used when sitting on the cedar benches in the sauna.
15. Persons breaching the above Rules are subject to fining in accordance with the Strata Corporation bylaws, and/or removal of the privilege of using the facilities.

PERSONS USING THESE FACILITIES DO SO AT THEIR OWN RISK (NO LIFEGUARD ON DUTY), AND RELEASE AND INDEMNIFY THE STRATA CORPORATION AND THE MANAGING AGENT FROM ANY AND ALL CLAIMS ARISING FROM THE USE OF THESE FACILITIES.

GYM RULES

1. Only up to two guests accompanied by a resident are allowed in the gym area at a time. The resident who brings the guest, will be responsible for their behaviour.
2. Any violation of the Gym Rules by the guest will attract a fine for the unit they are visiting and/or gym privileges will be revoked for a period of time.

PARKING RULES

*(Revised and Ratified at the Annual General Meeting held on June 27, 2018)
(Effective August 1, 2018)*

1. Each suite will receive one (1) Decal for each of their vehicles parked in the underground parkade. Each suite will also receive two (2) Visitor Parking Tags numbered to their Strata Lot. A fully refundable deposit of \$20.00 each is required for the Visitor Tags.
2. The Decal marked Strata Plan NW 3355 and your Strata Lot number is to be placed in the front window driver side upper corner of your vehicle. It can be removed and transferred to another vehicle if vehicle owner is changed.
3. The Visitor Parking Tags are for a specific Strata Lot and for visitors only. The tag must be displayed by hanging on the rear-view mirror of the visitor's vehicle. It is the resident's responsibility to ensure their guests place the tag on the mirror while they are visiting and return the tag when leaving.
4. The Visitor Parking Tags are not to be used by residents to park in the visitors parking area. Residents are to only park in their assigned stalls underground. Residents found abusing the use of the Visitor Tags will forfeit the use of the tag and may be subject to being fined or towed.
5. The substitution or replacement cost of lost tags due to owners/tenants' negligence is \$50.00 which is not refundable.
6. Any vehicles found parked on Strata Property Visitor Parking areas not displaying the Visitor Parking Tag will be subject to being towed at the cost of vehicle owners.
7. The covered drive way in the front of the building main gate is defined as loading / unloading zone. The maximum parking time for owner/tenant's vehicle is 10 minutes. Vehicles left unattended will be towed away at owner's expense without further notice.
8. Owner/tenant's vehicles with valid Decal temporarily park in the visitor's parking lot should not exceed 1 hour (Bylaws 39.13). Violation of the time limit is subject to being fined.
9. Visitor's vehicle with Visitor Parking Tags parking overnight in the visitor's parking lot should register daily in advance by filling a form which is available in a box outside of Building Manager's office. The filled forms should be submitted to Building Manager or left in the office. Unauthorized vehicles can be towed at the expense of vehicle's owners.

10. The first-time parking rule violation will result in warning sticker. The violation time and date will be recorded. The consecutive violations within a month will be fined up to \$200.00.

****The Rules are in complementation with the Strata Corporation Bylaws, but do not replace them****

SECURITY MEASURES

(Revised and Ratified at the Annual General Meeting held on November 18, 2021)

Further to bylaw 48, the strata corporation has installed or may install surveillance cameras at the following locations on the common property:

- (a) 1 in the exterior ground level Visitor Parking
- (b) 2 at the front lobby entranceway
- (c) 2 within the lobby
- (d) 1 within the hallway leading to the swimming pool
- (e) 1 in the exit stairwell beside the swimming pool
- (f) 2 in the underground Visitor Parking area
- (g) 1 at the 2nd parkade gate
- (h) 3 (1 in each parking level) P1, P2 and P3
- (i) 1 in the garbage room

All trades persons including food delivery drivers must be met at the front entrance and escorted within the building by the resident using their services. All packages must be left by the mailboxes. *(added at 2024-03-21 Council Meeting)*

BICYCLES

2. Bicycles are not allowed in the lobby or elevator. They must be stored in the bike room. *(added at 2024-03-21 Council Meeting)*

CASH PAYMENT(S)

1. No cash will be accepted for common area Bylaw and Rule payments. Electronic payment method only. *(passed by Council October 7, 2024 meeting).*